
UNITED STATES INSTITUTE OF PEACE

Proposed Headquarters

Environmental Assessment



National Capital Planning Commission
United States Institute of Peace
May 2006

UNITED STATES INSTITUTE OF PEACE Proposed Headquarters Environmental Assessment

National Capital Planning Commission

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Abstract:

The National Capital Planning Commission (NCPC) and the United States Institute of Peace (the Institute) have prepared this Environmental Assessment (EA) for the establishment of the Institute's proposed permanent headquarters facility at a preferred in northwest Washington, DC. The preferred site for the new headquarters comprises approximately two acres of land, bordered by the Navy's Potomac Annex to the north and three main roadways, Constitution Avenue, NW; 23rd Street, NW; and the on-ramp to Interstate 66 leading to the Theodore Roosevelt Memorial Bridge. This EA identifies the potential impacts associated with the Proposed Headquarters, the establishment of the Institute headquarters at the preferred site, together with a No Action Alternative. Recommended mitigation measures are provided for the Proposed Headquarters. The NCPC and the United States Institute of Peace have prepared this Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA) of 1969, as amended, the Council on Environmental Quality (CEQ) regulations implementing NEPA, [40 Code of Federal Regulations (CFR) 1500-1508]. The EA is also consistent with, and assists in meeting, the requirements of the National Historic Preservation Act (NHPA) of 1966, as amended.

Send comments on the EA by June 26, 2006 to:

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Comment on this environmental assessment, including names and home addresses of respondents, are available as a matter of record, unless specifically indicated by the commenter that such information is not to be available. Individual respondents may request that private e-mail or home addresses be withheld from the record and will be honored to the extent allowable by law. If you wish to have such conditions apply to your comments, you must state this requirement prominently at the beginning of your comment.

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UNITED STATES INSTITUTE OF PEACE
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1.0 Purpose and Need

1.1 Introduction

The United States Institute of Peace (the Institute) proposes to establish a new permanent headquarters facility in Washington, DC. The proposed headquarters would provide the American people, the federal government, and the international community with a national center for research, education, training, and policy and program development on issues of international conflict prevention, management, and resolution. The Institute serves as an independent, nonpartisan national organization to promote the prevention and peaceful resolution of international conflicts through direct involvement in peace building efforts and by empowering others with knowledge, skills, and resources.

The Institute was established through the United States Institute of Peace Act in 1985 to “strengthen the nation’s capacity to prevent, manage, and resolve international conflict” (see Appendix A). The Act directs the Institute to serve the American people and government through the “widest possible range of education and training, basic and applied research opportunities, and peace information services on the means to promote international peace and the resolution of conflicts among the nations and peoples of the world without recourse to violence.” The Institute meets its broad Congressional mandate through an array of programs, including research grants, fellowships, professional training, education programs from high school through graduate school, conferences and workshops, library services, and publications.

The proposed headquarters would allow the Institute to increase the public’s awareness and understanding of international conflict through a series of interactive programs

in a new modernized facility. The facility would contain research, and administrative offices, a research library and archives, a state-of-the-art conference center with classrooms and professional training rooms, and an interactive education center that would be open to the public and dedicated to the theme of peacemaking.

National Environmental Policy Act

The National Capital Planning Commission (NCPC) and the United States Institute of Peace have prepared this Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA) of 1969, as amended, the Council on Environmental Quality (CEQ) regulations implementing NEPA, [40 Code of Federal Regulations (CFR) 1500-1508]. The EA is also consistent with, and assists in meeting, the requirements of the National Historic Preservation Act (NHPA) of 1966, as amended.

This EA describes and documents the affected environment, provide potential impacts, and recommends mitigation measures related to the establishment of the proposed Institute headquarters. This EA also evaluates a No Action Alternative, as required by CEQ. This EA addresses short-term construction-related impacts, long-term operational impacts, and cumulative impacts that would result from this and other projects that have been completed recently, are currently under development, or are proposed within the study area. This EA also incorporates aspects of the NHPA Section 106 historic review process by considering the effect of the proposed headquarters on historic properties and seeking to accommodate historic preservation concerns through historic resource review and consultation.

1.2 Study Area

Site Location and Description

The Institute has identified a preferred site at the intersection of 23rd Street and Constitution Avenue in northwest Washington, DC for their new headquarters facility. The location of this prominent site is shown in Figure 1-1.

The preferred site for the new headquarters comprises approximately two acres of land, bordered by the Navy's Potomac Annex to the north and three main roadways, Constitution Avenue, NW; 23rd Street, NW; and the on-ramp to Interstate 66 leading to the Theodore Roosevelt Memorial Bridge. The site faces the Lincoln Memorial and is near the Vietnam Veterans Memorial.

The site is currently under the control of the US Department of the Navy and is subject to transfer to the Institute, as authorized by Section 2831 of the National Defense Authorization Act for Fiscal Year 1997. The land will be available to the Institute, contingent upon statutory prerequisites to completing the transfer of the property, as detailed in the Department of the Navy letter dated November 21, 1996, contained in Appendix B.

The site is currently used as a surface parking lot by the Navy's Potomac Annex, providing approximately 110 parking spaces for the Navy and 130 for the US State Department. According to the site transfer letter, the proposed headquarters would provide parking for the US Navy to compensate for the loss of surface parking on the site.

Study Area

For the purpose of identifying environmental impacts potentially associated with the proposed facility, a study area has been defined to serve as a guide within which short-term, long-term, and cumulative impacts of the proposed headquarters are analyzed. The study area is estimated as the area extending from the Lincoln Memorial to E Street, NW and from 17th Street, NW to the Potomac River. The study area may expand or contract for each resource discipline, depending on the potential for a specific impact to affect a given geographic area.

Figure 1-1: Site Location Map

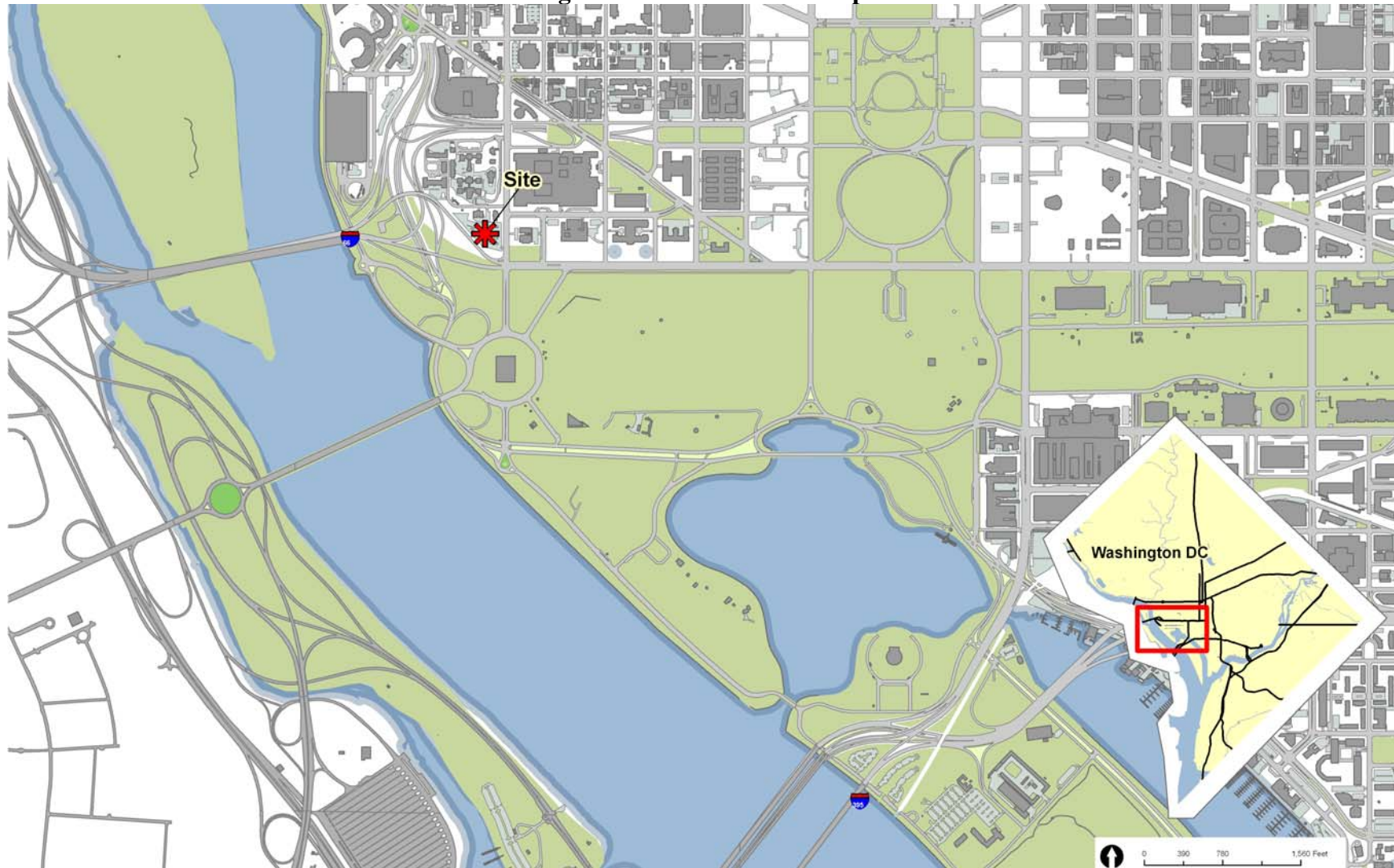


Figure 1-2: Study Area



1.3 Purpose and Need

The purpose of the proposed headquarters is to provide a permanent facility for the United States Institute of Peace, at the preferred site, as authorized by Congress. A new modernized headquarters is needed to enable the Institute to expand its programming capabilities and reach the public, both nationally and internationally.

The Institute currently occupies leased space at 1200 17th Street, NW in Washington, DC. The leased space is inadequate in terms of its size and security needs and does not provide a visible location that supports the work of the Institute. The Institute has outgrown its leased space, requiring it to expand to off-site space in addition to the 17th Street location. The Institute relies on inefficient, costly off-site venues for meetings and conferences, which are major components of the Institute's functions. The Institute is unable to provide controlled access to its leased space, which is a security concern, particularly when dignitaries and other VIPs are visiting. Additionally, the lack of visibility of the leased non-descript building does not facilitate greater public awareness of the Institute and its peace building efforts.

The permanent headquarters would provide the Institute with the means to serve as the national center for research, education, training, and policy and program development on issues related to international conflict management and peace building. The integrated Public Education Center is intended to provide a wide range of visitors with a unique learning experience in an engaging environment of exhibits and public programming.

The intent of a new expanded headquarters is to enable the Institute to become:

- a working laboratory where advanced research on conflict resolution is tested, applied, and disseminated;
- a non-partisan venue for the convening of parties engaged in conflict but seeking resolution;
- a training ground for practitioners and in-service professionals in the latest techniques of conflict resolution;
- a classroom for educating the next generation of international relations and foreign policy specialists;
- an information hub on peace issues for the public and key professional constituents via printed and electronic media;
- a national and international clearinghouse and crossroads where ideas and initiatives from the widest range of parties can be exchanged; and
- a focal point for increasing public understanding of the nature of international conflict and the resolve to end it.

1.4 Planning Process

Legislative Framework

The United States Institute of Peace was established in 1984 by the United States Institute of Peace Act, Title XVII of the National Defense Authorization Act of 1997 (PL 102-135, Sec 1554(c) (2)). In 1992, Congress amended the United States Institute of Peace Act to allow the Institute to accept private funds for the purpose of designing and constructing a permanent headquarters facility (PL 102-325, Sec. 1554(c) (2)). In 1996, Title XXVIII, Subtitle C, Section 2831 of the National Defense Authorization Act of 1997 (PL 104-201)

authorized the Potomac Annex land transfer from the Navy for this purpose.

Agency and Public Coordination

As part of the preparation of this EA, NCPC and the Institute have contacted appropriate agencies, organizations, and interested citizens to identify potential environmental concerns and to obtain feedback on the proposed headquarters facility. A public scoping meeting was held on November 16, 2005 to provide an opportunity for members of the public, agencies and interest groups to learn about the project, ask questions, provide comments, and identify concerns they felt should be addressed during the environmental review process.

As part of the overall planning process, numerous agencies have been consulted for input, feedback, and scoping. Coordination has included meetings and/or correspondence with:

- National Capital Planning Commission (NCPC)
- US Commission of Fine Arts (CFA)
- National Park Service (NPS)
- US Department of the Navy
- District of Columbia Department of Transportation (DDOT)
- District of Columbia Office of Planning (DC OP)
- District of Columbia Historic Preservation Office (DC SHPO)
- Advisory Council on Historic Preservation (ACHP)
- Advisory Neighborhood Commission 2A (ANC 2A)

A full list of agencies, organizations, and individuals consulted and involved throughout the scoping process and Section 106 consultation can be found in Appendix C.

Historic Review Process

This EA has been developed concurrent with a review of the project's potential effects on historic resources consistent with Section 106 of the National Historic Preservation Act. Section 106 of NHPA requires federal agencies to consider the effects of a proposed project on properties listed in, or eligible for listing in, the National Register of Historic Places. The Section 106 process involves the identification of historic properties, an assessment of potential adverse effects, and the resolution of potential adverse effects through mutually agreed upon mitigation measures. The Institute is serving as the lead agency for the Section 106 process.

An initial Section 106 consultation meeting was held on November 16, 2005 to provide an opportunity for interested members of the public, agencies, and interest groups to learn about the project and provide initial feedback. A second Section 106 consultation meeting for the project was held on December 14, 2005 to identify historic properties in the vicinity of the project site, determine the Area of Potential Effect (APE) for the project, identify consulting parties, and determine if the proposed undertaking would adversely affect the identified historic properties.

An additional Section 106 meeting was held on March 7, 2006. This meeting focused on the visual context of the proposed project, comparing the proposed headquarters to surrounding

structures through an evaluation of massing, setbacks, and elevations.

Consultation with NPS, CFA, DC SHPO, and other interested parties will continue throughout the planning and design process.

Environmental Issues Assessed

This EA has been prepared to examine the potential impacts that the proposed Institute headquarters would have on socio-economic resources, cultural and aesthetic resources, transportation systems, natural resources, and utilities and infrastructure. It has been determined that visual resources and transportation systems require a particularly detailed analysis, primarily due to the location of the project and the potential for visual and transportation impacts.

Several issues, initially considered for evaluation in this EA, were eliminated from detailed study because either there would be no impacts, or impacts would be negligible. These include:

Demographics and Environmental Justice: There are no residences located on the project site. The residential community in the vicinity of the project site is extremely limited, with a population of 12 people within the Navy Potomac Annex enumerated in the 2000 Census. There are no residences immediately east or south of the site. For this reason, Demographics and Environmental Justice were dismissed as impact topics.

Economic Resources: The Institute is a non-profit entity that operates in temporary offices in Washington, DC.

Under the proposed action, the Institute would continue to operate as a nonprofit organization, open to the public for educational purposes. Establishment of the proposed headquarters would allow the Institute to expand its training and outreach capabilities, but would not affect economic or fiscal activity within the study area. For this reason Economic Resources were dismissed from further analysis in this EA.

1.5 Cumulative Relationships of Nearby Projects

Ongoing and planned projects in the vicinity of the preferred site could result in cumulative impacts when considered together with the proposed construction of the Institute headquarters. Projects in the area include the ongoing Lincoln Memorial Circle Rehabilitation and Security Improvements; the planned American Pharmacists Association building addition and renovation; the proposed Vietnam Veterans Memorial Visitor Center; ongoing Department of State offices consolidation; the National Academy of Sciences addition; and nearby road improvements.

Lincoln Memorial Circle Rehabilitation and Security Improvements

The National Park Service is in the process of rehabilitating Lincoln Circle, the roadway that encircles the Lincoln Memorial. The project involves the construction of a vehicular barrier system, and improvements to visitor services at the Lincoln Memorial. The vehicular barrier system includes a retaining wall that extends from Daniel Chester French Drive along the west side of the Memorial to Henry Bacon Drive; bollards along the outer ring of the Memorial; a secure access

gate on the west side of the Memorial; and two visitor service areas on the north and south sides of the Memorial (including food concession kiosks). This project is intended to improve traffic flow, provide parking for tour buses, increase visitor safety, improve the cultural integrity of the Lincoln Memorial, and improve the overall visitor experience in the vicinity of the Memorial.

American Pharmacists Association

The American Pharmacists Association (APhA) is constructing an addition to its existing office facility located across 23rd Street from the proposed project site, located at 2218 C Street, NW between 22nd and 23rd Streets. The land was formerly under the control of General Services Administration (GSA) and was transferred to APhA.

Vietnam Veterans Memorial Visitor Center

The Vietnam Veterans Memorial Fund, in cooperation with the National Park Service, is proposing to establish a Memorial Visitor Center on a site located west of the Vietnam Veterans Memorial. Two sites are currently under consideration. The first is bounded by Henry Bacon Drive, Lincoln Memorial Circle, 23rd Street, Constitution Avenue. The second site is south of the Institute site, across Constitution Avenue and west of 23rd Street.

Department of State, Foggy Bottom Consolidation/Harry S. Truman Building Renovation

The Department of State, in coordination with the General Services Administration, is in the process of renovating the Harry S. Truman headquarters building located along C and

23rd Streets, NW. A proposed addition, in combination with the planned construction of a new US Mission to the United Nations building in United Nations Plaza, would provide office space for 10,300 employees. Implementation of this project began in 2001 and is expected to take place over a ten-year time period.

National Academy of Sciences

A small museum is being constructed on the grounds of the National Academy of Sciences. The proposed site is located on Constitution Avenue between 21st and 22nd Street, NW.

Nearby Road Improvements

Planned road improvements in the vicinity of the proposed headquarters site include rehabilitation of Theodore Roosevelt Bridge, rehabilitation of Constitution Avenue from 15th Street to 23rd Street, and rehabilitation of Ohio Drive from 23rd Street to Rock Creek and Potomac Parkways. The Theodore Roosevelt Bridge improvement project is currently in the preliminary planning stage and construction is not expected to begin until after the Lincoln Memorial Project is complete.

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2.0 Alternatives Considered

2.1 Site Selection

The site selection process was guided by legislative authority through an Act of Congress. The designated site located in the northwest corner of the National Mall is currently under US Department of the Navy jurisdiction and is subject to transfer to the Institute, as authorized by Section 2831 of the National Defense Authorization Act for Fiscal Year 1997.

2.2 Proposed Alternatives

2.2.1 Alternative A - Proposed Headquarters Alternative

Alternative A involves the development of the preferred site for the establishment, construction, and operation of a new permanent headquarters for the United States Institute of Peace northwest of the Lincoln Memorial in Washington, DC. Site development is subject to a land transfer from the US Navy, and would require the replacement of the existing above-ground parking with an underground parking facility, and the construction of a new headquarters facility including landscape improvements on the proposed site.

The proposed headquarters would contain program, administrative, and research offices; a research library and archives; a state-of-the-art conference center with classrooms and professional training rooms; and an interactive education center that is open to the public and dedicated to the theme of peacemaking. The new headquarters would provide the Institute with an opportunity to expand its capabilities and create a highly visible lasting public presence.

Design Concept

The proposed location for the Institute headquarters at the intersection of 23rd and Constitution Avenues, NW, is a pronounced site near the National Mall, facing the Lincoln Memorial. On visual axis with the Theodore Roosevelt Bridge, the proposed Institute headquarters provides an opportunity to develop a new urban gateway to the District. The site forms a pivotal corner as the Mall expands towards the Potomac River. Given this location, the building must not only provide an enriching and uplifting environment for its many activities – scholarly, administrative and public – but in its image represent “peace” by its presence amongst the many other features lining the National Mall. The building represents an opportunity to contribute to the heritage of buildings of national import represented in the Capital. The new headquarters is being designed by Moshe Safdie and Associates.

The building would be organized around two atria. Commencing from the corner entrance at the northeast, the two atria would radiate outwards towards the west and the south, one towards the Potomac River, and the other towards the Lincoln Memorial. The first would serve as the centerpiece for the spaces devoted to scholarly research, while the other will act as a focus of public activity and conferences. The internal atria would be molded to respond to the vistas and views and to maximize the exposure of workspace and public space to the surrounding city. The internal alignment of offices, library, and meeting rooms, would gently curve on the interior, focusing those spaces towards the magnificent views

The placement of the building would maintain the generous setbacks established by the existing buildings along the north side of Constitution Avenue. The southeast corner of the building would be positioned approximately 192 feet north of Constitution Avenue and the east face of the building would be set back approximately 60 feet from 23rd Street. A vehicular drop-off would be provided as a looping driveway under the lobby of the building, with the public ascending via a grand stair and elevators to the lobby above.

As stated, the Institute's headquarters would be, by definition, a symbolic structure representing peace on the Capital's skyline. An expansive welcoming arrival piazza fronting the Mall would serve as a foyer to the Public Education Center. This space, furnished with a sunken single row circular stone amphitheater, would provide for gatherings and briefings of groups as they arrive. A stone paved "causeway" would ascend from the piazza towards the public entrance of the Public Education Center.

From the entry lobby, the public would descend to the exhibits, (after proceeding through security, ticketing, and public conveniences as needed). Once below, the public are also able to move through the spaces in sequence returning through a separate stair directly into the Great Hall of the Peace Institute. The public may also be able to move out to the terrace overlooking the Mall, returning to the lobby for exit. Groups descending from buses along 23rd Street would be led along a garden path into the piazza, joining with others who have crossed Constitution Avenue toward the buildings public entrance.

The landscape design would provide a calm, serene environment that would complement the geometry of the building and its roofs. The design concept for the building was approved by the Commission of Fine Arts in November 2005.

Figure 2-1: Site Plan of the Proposed Headquarters



Moshe Safdie Associates, 2005

Figure 2-2: Rendering of the Proposed Headquarters



Moshe Safdie Associates, 2005

View of the proposed facility from Constitution Avenue, looking northwest from 23rd Street

2.2.2 Alternative B - No Action Alternative

As part of the environmental assessment process, the consequences of a No Action Alternative are also considered. Under the No Action Alternative, the proposed site would remain in its current undeveloped state, serving as surface parking for the US Navy until some other development project is proposed for the site. Under the No Action Alternative, the congressionally mandated site transfer for the purpose of establishing the Institute headquarters would not be fulfilled. The Institute would remain at its temporary rented office space and would need to review alternative locations for the establishment of a new headquarters. Therefore, the No Action Alternative would not satisfy the purpose and need of the proposed action.

2.2.3 Other Alternatives

The Council on Environmental Quality clearly indicates, in review of alternatives within EAs, that when issues of import are generally agreed upon, alternatives should be focused by the purpose and need statement. When there is consensus about the proposed action based on input from interested parties, an agency can consider the proposed action and proceed without consideration of other alternatives¹. Because there was Congressional Action that the proposed headquarters building be located at the preferred location, no other alternative sites were considered.

¹ CEQ Memorandum to Federal Agencies Preparing Focused, Concise and Timely Environmental Assessments, September 8, 2005.

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3.0 Affected Environment

3.1 Socio-Economics

3.1.1 Land Use and Ownership

Land Use

The preferred site for the development of the United States Institute of Peace headquarters is located near the National Mall, in the northwest quadrant of Washington, DC. The site is prominently situated at a key entry point to the District and is centrally located near the Department of State, George Washington University, the Foggy Bottom Metro station, and other public and private institutions. The project site is currently owned by the federal government, under US Navy control.

The parcel comprises approximately two acres of land, bordered by the Navy Potomac Annex to the north, and three main roadways, 23rd Street, NW, Constitution Avenue, and the on-ramp to Interstate 66. The site is currently used for surface parking by the US Navy. Land uses adjacent to the project site include the US Navy's Bureau of Medicine facility directly to the north and the American Pharmacists Association, an office facility, located to the east across 23rd Street from the site.

Land uses north of the site, beyond the Navy facility, include commercial office space, retail uses, and numerous buildings within the George Washington University. The area east of the site primarily consists of government buildings and non-profit institutions. These include the National Academy of Sciences, the Federal Reserve Board, and the US State Department. The area south of the site, across Constitution Avenue consists of grassy open areas, monuments, memorials and roads associated

with the National Mall. Memorials in the immediate vicinity of the site include the Vietnam Veterans Memorial and the Lincoln Memorial.

3.1.2 Planning Controls and Policies

Zoning

The project site is federally owned and is therefore not subject to local zoning regulations. Development of federal property is under the purview of the National Capital Planning Commission (NCPC) pursuant to the District of Columbia Zoning Enabling Act (1938). "In lieu of zoning," NCPC has approval authority for use, open space, height, and bulk for projects on federal property.

1910 Height of Buildings Act

The Height of Buildings Act was passed in 1910 to preserve the horizontal character of the National Capital through the regulation of building heights throughout Washington, DC. The Act regulates the scale of buildings and establishes a maximum building height controlled by street width. The maximum allowable building height is to be proportionate to the width of the adjacent street, limited in residential areas to 90 feet and in business areas to the width of the street plus 20 feet. There is a general height limit of 130 feet, extended to 160 feet along certain portions of Pennsylvania Avenue.

Comprehensive Plan for the National Capital

The Comprehensive Plan for the National Capital, Federal Elements (1977-1984, updated 2004) is the principal planning document adopted by the NCPC for the planning of federal facilities. The Plan contains goals, objectives, and planning policies to direct and manage growth throughout the District. Of particular relevance to the proposed project are the Preservation and Historic Features Element and the Transportation Element.

The Preservation and Historic Features Element states that it is the goal of the federal government to “preserve and enhance the image and identity of the Nation’s Capital and region through design and development respectful of the guiding principles of the L’Enfant and McMillan Plans, the enduring value of historic buildings and places, and the symbolic character of the capital’s setting.” Relevant policies in support of this state the federal government should:

- Express the dignity befitting the image of the federal government in the national capital. Federal development should adhere to the high aesthetic standards already established by the planning and design legacy of the nation’s capital. This legacy encompasses both the old and the new--the capital’s rich architectural heritage, continually augmented by the design contributions of each generation;
- Plan carefully for appropriate uses and compatible design in and near the Monumental Core to reinforce and enhance its special role in the image of the nation’s capital;

- Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act (36 Stat. 452; D.C. Code, sec. 5-401 et seq.);
- Protect the open space of the L’Enfant streets. The exceptional width and openness of the street rights-of-way constitutes public space that helps to define the character of the city; and
- Construct building facades to the street right-of-way lines (building lines) to reinforce the spatial definition of the historic street plan.

The Transportation Element states that it is the goal of the federal government to “develop and maintain a multi-modal regional transportation system that meets the travel needs of residents, workers, and visitors, while improving regional mobility and air quality through expanded transportation alternatives and transit-oriented development.” One policy in support of this goal, specifically related to this project states that the government should:

- Place parking in structures, preferably below ground, in the interest of efficient land use and good urban design.

Shipstead-Luce Act

Development on the project site is subject to review and approval by the Commission of Fine Arts (CFA) under the Shipstead-Luce Act of 1930, due to its location adjacent to the National Mall. Under this Act, the CFA may recommend changes to height and appearance, color, and texture of materials of the exterior of construction in order to avoid impairment of the public values of the park (40 USCA Section 121). Recommendations are then sent to the Mayor’s Agent for

the District of Columbia historic preservation law for consideration in issuing the requested building permit.

Historic Preservation Review Board

The DC Historic Preservation Review Board (HPRB) also has jurisdiction over the property to make recommendations to the Mayor's Agent on the proposed headquarters. Under the DC Historic Landmark and Historic District Protection Act of 1978, DC Law 2-1444, applications for new construction that are under jurisdiction of the Shipstead-Luce Act may also be referred to the HPRB for review and recommendation (DC Code 6-1105 and 6-1107).

Land Transfer Agreement

The project site is currently under US Navy ownership and control. The transfer of property is subject to a land transfer agreement between the US Navy and the Institute, as authorized by Section 2831 of the National Defense Authorization Act for Fiscal Year 1997. The land was made available to the Institute by an act of Congress in 1996, contingent upon statutory prerequisites to completing the transfer of the property, as detailed in the Department of the Navy letter dated November 21, 1996, contained in Appendix B.

The statutory prerequisites to completing the transfer of the property are:

1. An agreement by the Institute to provide permanent indoor parking space to the Navy in the headquarters building when constructed, and interim parking space in

the vicinity during construction of the headquarters building, equal to the number available to the Navy as of the date of the transfer;

2. Certification by the President of the Institute to the Secretary of the Navy that the Institute has obtained all permits, approvals, and site plan reviews required by law for the commencement of construction on the property of a headquarters for the operations of the Institute, which shall include compliance with the requirements of all applicable Federal statutes, such as the National Environmental Policy Act (42 U.S.C. 4321 et seq.);
3. Certification by the Assistant Secretary of the Navy (Installations and Environment) that the Institute has reimbursed the Department of the Navy of all costs incurred by the Department of the Navy in carrying out the transfer of this property; and
4. Submission of the Department of the Navy (as represented by the Assistant Secretary of the Navy (Installations and Environment)) of the exact acreage and legal description of the property as described by a survey which is satisfactory to the Secretary of the Navy, cost of which shall have been borne by the Institute.

3.1.3 Community Facilities and Services

There are no community facilities within the project site. Community facilities in the vicinity of the site are limited and include recreational, cultural, and educational resources.

Parks and Recreational Facilities

The project site faces the National Mall, the largest open park space in the Monumental Core of Washington, DC. The National Mall is a major recreational resource that extends from the Lincoln Memorial on the west through the Washington Monument to 3rd Street on the east, between Constitution and Independence Avenues. Several recreational fields are located across Constitution Avenue from the project site, at the west end of the National Mall.

Cultural Facilities

There are several cultural facilities in the vicinity of the project site, including the Vietnam Veterans Memorial, the Lincoln Memorial, and the Korean War Memorial. These are among the National Mall's most heavily visited attractions. Smaller, less attended venues include the Organization of the American States (Art Museum of the Americas), the Daughters of the American Revolution building, and the Corcoran Gallery of Art. The Vietnam Veterans Memorial Center has been proposed on a site directly across from the proposed headquarters site and a museum is planned at the US State Department.

Public Safety

The District of Columbia Fire and Emergency Services Department provides fire safety services, medical ambulance, and rescue services. The local engine companies that serve the area near the project site include: Engine Company 23 located on G Street, NW; Engine Company 1 and Truck Company 2, located on M Street NW; and Engine Company 16, Truck Company 2, located on 13th Street, NW.

The area surrounding the project site is served by the Second District Metropolitan Police Department, Police Service Area (PSA 207). The closest hospital to the site is George Washington University Hospital located on 23rd Street, NW, approximately seven blocks north of the project site.

Educational Facilities

The George Washington University is located north of the site. The School Without Walls, which serves District residents as a charter high school, is located on the George Washington University campus. There are no public schools in the vicinity of the project site. The closest public school is the Stevens Elementary School located at 1050 21st Street, NW, over one mile from the site.

3.1.4 Visitation

Washington, DC is one of the most popular tourist destinations in the United States. The metropolitan area offers both public amenities and commercial attractions, which include federal buildings, monuments and memorials; museums, art galleries and cultural institutions; educational attractions; seasonal

festivals and special exhibitions; sports and entertainment events; and numerous smaller historic, cultural, and recreational opportunities. Washington, DC also maintains a significant convention and meeting industry, and a strong supporting infrastructure.

The estimated number of visitors to the region on an annual basis reached a level of 19 million in 2004. According to the Washington, DC Convention and Tourism Corporation, the majority of visitors came to DC for leisure. The most popular activity for visitors to DC was touring museums and historic sites.

The western end of the National Mall contains some of the most heavily visited attractions in the Washington, DC, including the Lincoln Memorial, the Vietnam Veterans Memorial, and the Korean War Memorial. The estimated annual attendance at the Lincoln Memorial was 4 million in 2004, evidence of a strong attendance base near the project site. The Mall also hosts special events each year, including demonstrations, festivals, and holiday celebrations. These special events can draw hundreds of thousands of people to the area south of the project site.

3.2 Cultural Resources

This section documents the historic, archaeological, and visual resources that are present on the site and within the surrounding area. For the purposes of this section, the Area of Potential Effect (APE) for historic resources includes the area from which the project site is visible. As a result, the APE for historic resources extends approximately two blocks north of the site south to the Lincoln Memorial, and from 17th Street, NW to the west bank of the Potomac River (see Figure 3-1). In defining the APE for archaeological resources, it was determined that the only effects on archaeological resources would occur as a result of ground disturbing activities on the site. Thus, the APE for archaeological resources is limited to the boundaries of the project site. The study area for visual resources is identical to the APE for historic resources.

Figure 3-1: Area of Potential Effect



Site History

The project site is currently a part of the Navy's Potomac Annex facility. Therefore, the historic context of the site includes both the project site and the Potomac Annex located to the north of the site. The first land grant on what is now the Potomac Navy Annex land was either Vineyard or Widow's Mite, the latter granted to John Longworth in 1664. A town was created out of this area, called Funkstown by the local inhabitants; however it was never fully developed. Although it is not known if directly within the Navy's Potomac Annex site, General Braddock and his troops camped in the area in 1755, during the French and Indian War. This area is also believed to have been used for burial grounds; however, the construction of the on-ramps to the Theodore Roosevelt Bridge and nearby buildings are believed to have destroyed any remaining burial sites.

The grounds of the Potomac Annex may have been used as campsites for soldiers during the American Revolution and the War of 1812, however no structures were built on the site at that time. The first buildings of the Old Naval Observatory were constructed in 1844. An underground magnetic observatory and access tunnel had been built to the southwest of the main building by 1845, but the structure was quickly abandoned due to leaking. There is no record of structures being built on the project site during this time.

After the observatory was moved in 1893, the Potomac Annex site was occupied by a series of Medical institutions: the Museum of Hygiene, the Naval Medical School, and the Washington Navy Hospital. The first major change to the site since the 1840s occurred in 1904, when the Naval Hospital was

transferred to the site. After the Naval Hospital was completed in 1910, a complex of wooden structures was built in the southern portion of the property. The buildings housed a dental school for many years but were razed after World War II. Facilities formerly located on the site include a medical ward, dental school, vocation training and recreation facility, tubercular wards, carpenter shop, paint shop, storehouse and engineer's office, animal house and x-ray film storage area, garages, and conservatory and morgue. By the mid-twentieth century, much of the Navy Site, and the entire project site, had been graded and paved for parking.

NHPA Section 106 Process

Pursuant to Section 106 of the National Historic Preservation Act of 1966, federal agencies are required to consider the effects of a proposed project on properties listed in, or eligible for listing in, the National Register of Historic Places. In the event that an action may affect a historic property, the lead agency must enter into consultation with the State Historic Preservation Officer, and other interested agencies and individuals to identify historic properties that could potentially be affected, assess potential adverse effects, and resolve the adverse effects through mutually agreed upon mitigation measures. The United States Institute of Peace is serving as the lead agency for the Section 106 Consultation.

3.2.1 Archaeological Resources

Most areas of the District of Columbia have been altered by human activities: over 80% of the land has been disturbed, and 14% of the disturbed soils are characterized by fill. The remaining undisturbed areas are primarily in parks. The portion of Washington, DC that includes the project site is comprised of lowlands formed on riverine terraces deposits, alluvium, and artificial fill. The project site is on land created by channelizing Tiber Creek and filling the creek bed and adjacent marsh.

The property has been graded or disturbed by 20th century development. There are no previously recorded archaeological sites at the Potomac Annex. It is expected that below-ground, physical remains of the former facilities could include utility trenches, landscaping deposits, and generalized refuse but these would be too modern to warrant consideration as significant archaeological resources. Although it is possible that prehistoric deposits could be present at the site, the extensive disturbance from urban development has likely reduced their integrity.

The project site is considered to be of low or no archaeological significance because of the extensive disturbance and the lack of archival information that would suggest the presence of significant archaeological resources.

3.2.2 Historic Resources

The project site does not contain any historic resources. However, the site is bounded by two L'Enfant Streets, and historic properties to the north, east and south. The following is a discussion of the historic resources located within the APE.

L'Enfant and McMillan Plans

Recognized as one of the country's most notable achievements in urban planning, the 1791 Plan includes a coordinated system of radiating avenues, vistas, and parks overlaid upon an orthogonal grid of streets. The project site is bordered by two L'Enfant Streets, Constitution Avenue and 23rd Street, NW.

The Senate Park Commission of 1901, known as the McMillan Commission, expanded on the L'Enfant Plan in a manner consistent with the City Beautiful movement. The McMillan Plan is significant because it represents the first effort to conduct systematic, comprehensive urban planning for a major city. The Commission successfully removed railroad tracks from the Mall and extended the Mall and other monuments one mile to the west to create a site for the Lincoln Memorial.

The National Park Service prepared a National Historic Landmark nomination for the L'Enfant Plan. This nomination also recognizes components of the McMillan Plan that contribute to the plan of Washington, DC. The nomination identifies historic streets, reservations and appropriations, and historic vistas. Constitution Avenue, to the south, is recognized as a Major Street in the plan, and the vista along the avenue to the Capitol is a contributing vista. Twenty-Third Street is also considered to be a contributing element. The L'Enfant Plan was also preliminarily listed on the DC Inventory of Historic Sites in 1964.

The National Mall

The project site is located near the northwest corner of the National Mall, an important historic resource. The Mall is anchored by the Lincoln Memorial to the west, and extends east to the US Capitol Grounds and 3rd Street, and from Constitution Avenue on the north to Independence Avenue on the south, as defined by the National Park Service. Listed on the National Register in 1966 as an historic site, the nomination identifies “Landscape Architecture” as the Area of Significance.

West Potomac Park

West Potomac Park encompasses approximately 400 acres of parkland, generally bounded by Constitution Avenue to the north, the Potomac River to the west, 17th Street to the east, and by the elevated railroad bridge to the south that forms a shared boundary between East and West Potomac Parks. It is adjacent to the National Mall and includes lands surrounding the Tidal Basin. Several national landmarks are located within the park, including the Korean War Veterans Memorial, Jefferson Memorial, and the Franklin Delano Roosevelt Memorial. The park is administered by the National Park Service.

The original nomination for East and West Potomac Parks was prepared in 1972 and accepted into the National Register of Historic Places on November 30, 1973. A revised nomination was commissioned by the National Capital Region office of the National Park Service in 1996. East and West Potomac Parks are the cumulative product of a century of work of noted architects, landscape architects, planners, and engineers, and thus consist of many distinctive elements.

Lincoln Memorial

The Lincoln Memorial stands at the foot of 23rd Street, NW in West Potomac Park near the east bank of the Potomac River. The Memorial is in line with the US Capitol and Washington Monument, bordered by Constitution and Independence Avenues. Completed in 1922, the Lincoln Memorial was established as a tribute to President Abraham Lincoln and the nation he fought to preserve during the Civil War (1861-1865). The Memorial was designed to resemble a Greek temple, with 36 Doric columns, representing the 36 states at the time of Lincoln’s death.

The Memorial is significant as America’s foremost memorial to her 16th president, as a totally original example of neoclassical architecture, and as the formal terminus to the extended Mall in accordance with the McMillan Commission’s plan for the Monumental Core of Washington, DC. A 19 foot tall statue of Lincoln, sculpted by Daniel Chester French, is seated in the center of the memorial chamber. The Memorial stands as a symbol of honesty, integrity, and humanity. Inscriptions within the Memorial include the Gettysburg address, Lincoln’s second inaugural address, the names of the 36 states existing at the time of Lincoln’s death and the year they joined the Union, and the names of the 48 states that existed at the time of the dedication.

Old Naval Observatory

The Old Naval Observatory is located at the corner of 23rd and E Streets, NW as part of the Navy Bureau of Medicine (BUMED) campus. The Naval Observatory is a domed, brick structure constructed in 1843. East, west, and south wings were

added to the original structure. The building and its additions are now occupied by the Potomac Annex of the Bureau of Medicine and Surgery for office use.

The Old Naval Observatory is historically significant for its contribution to the arts and sciences, for advancing scientific research. Matthew Fontaine Maury was the first to bring acclaim to the Observatory through his advanced work in astronomy, navigation, and oceanography. Additional officers that followed Maury include Rear Admirals Charles Hendy Davis and John Rodgers; and leading mathematicians and astronomers including Simon Newcomb, George William Hill, and Asaph Hall.

Northwest Rectangle

The Northwest Rectangle encompasses the area bounded by Constitution Avenue to the south; 17th Street fronting the Ellipse to the east, and New York Avenue to North E Street, inclusive of Square 143 and the southern portion of Square 104 to 21st Street at Virginia Avenue where it extends west on South E Street and back to Constitution Avenue. The area covers approximately 15 city blocks, with the boundaries visually defined on the north by the residential and commercial development at the edge of the Foggy Bottom neighborhood, on the east and south by the open spaces of the Ellipse and Mall (Potomac Park), and on the west by the walled embankment of the Old Naval Observatory compound. The resources contained within the Rectangle are representative of the period of significance, from 1891 to 1963. Architecture, community planning, and landscape architecture are listed as the areas of significance. The Rectangle includes twenty buildings (17 contributing, 3 noncontributing) and seven

objects (5 contributing, 2 noncontributing), including the National Academy of Sciences, the Federal Reserve Board, the American Red Cross DC Chapter, the Civil Service, the Public Health Service, the US Department of the Interior, the Corcoran Gallery of Art, the American Red Cross National Headquarters, the American Red Cross Administration, Memorial Continental Hall, Constitution Hall, and Organization of American States. Today, the Northwest Rectangle represents a portion of L'Enfant's comprehensive Baroque plan with a coordinated system of radiating avenues, parks, and vistas.

American Institute of Pharmacy (American Pharmacists Association)

Designed by John Russell Pope, the American Institute of Pharmacy (now the American Pharmacists Association), located east of the project site, is perched at the summit of a long sloping lawn, a position that mimics the siting of the Lincoln Memorial. The classically inspired temple is constructed of white Vermont marble, and has a windowless projecting pavilion with four pilasters at the center. The roof parapet heightens the effect of the building, making it appear proportionally grander than it really is. On either side of the projecting pavilions are two recessed bays, visually attached through the use of massing and the balustraded terrace that surrounds the entire structure. The American Pharmacists Association is listed in the National Register and the DC Inventory. It is also a contributing element within the Northwest Rectangle historic district.

National Academy of Sciences

Buildings that were developed to the west of the White House during the second decade of the 20th century (1912-1922) were focused on framing the Lincoln Memorial. Under the direction of the Commission of Fine Arts, construction began by the early 1920s with the National Academy of Sciences. Designed by Bertram Grosvenor Goodhue, the building has both Neo-Classical Revival and Art Deco elements. The marble-clad three-story building has a center entrance with a false pediment and recessed windows. Decorative relief work, sculpture and lighting fixtures were designed by Lee Lawrey. A memorial to Albert Einstein, situated in an elm and holy grove in the southwest corner of the Academy grounds, was unveiled in 1979 in honor of the centennial of the great scientist's birth. The National Academy of Sciences Building is listed in the National Register and the DC Inventory. It is also a contributing element within the Northwest Rectangle historic district.

Federal Reserve Board

The Federal Reserve Board was designed by Paul Cret in the "stripped classical" style and constructed in 1937. While the forms are classically inspired, nearly all stylistic ornament is omitted on the exterior of the building. The white Georgia marble structure is dominated by a monumental entry, marked by a simple motif of piers surmounted by an American eagle, the work of Signey Waugh. In contrast with the plain white surface of the building, the windows are bronze, separated with spandrels of polished Swedish granite. The structure is surrounded on either side by landscaped gardens and broad marble walks. The Federal Reserve Board is listed in the DC

Inventory. It is also a contributing resource within the Northwest Rectangle historic district.

Interior Department South

The United States Public Health Service (now known as Interior South) was designed by Washington, DC architect Hules Henri de Sibour in 1933 in the "stripped classical" style. The E-shaped building stands three stories high with a basement and rests on a terraced platform that visually raises the structure. It is articulated into three sections consisting of a long central pavilion flanked by fifty-foot wide wings at either end. The façade of the central section is further divided by fourteen openings marked by Tuscan pilasters. The exterior is clad in marble. While de Sibour required the inclusion of proper grading and terracing of the grounds, little if any of the landscaping designed by the firm of Wheelright and Stevenson was accomplished. By 1939, planting had begun with variations to the plan that included expansive lawns and tree-lined gravel walkways along Constitution Avenue. The Interior Department South has been determined eligible for the National Register. It is also a contributing resource within the Northwest Rectangle historic district.

State Department Complex, War Department Building

The War Department Building was designed in 1941 by the architectural firm of Underwood and Foster. While the structure has classical massing and proportions, the design was influenced by the Art Moderne, Depression Moderne, and Streamlined Moderne movements. Clad in rough limestone with granite accents, the building is six stories high with a central entry pavilion and flanking wings.

3.2.3 Visual Resources

This section documents the existing visual character of the project site and the surrounding area. The study area for visual resources was determined by estimating the visibility of the proposed headquarters building to viewers from public places and identified historic resources. The area of visual influence for the proposed project includes the project site, important street corridors, and views of historic and cultural resources surrounding the site. The visual quality is defined by the massing, setback and architectural styles of nearby buildings, as well as the trees, and the paved and unpaved surfaces that characterize the surrounding space.

Project Site

The project site is an asphalt lot that slopes south towards Constitution Avenue. It is tiered to accommodate five levels of vehicular parking. In addition, the site contains access drives, a perimeter fence, and a small parking lot attendant booth. Overall, the visual quality of the site is dominated by the paved area and vehicles on site. Views of the project site are currently limited due to the surrounding built environment and sloping topography.

Visual Environment

The existing visual characteristics of the areas surrounding the proposed headquarters site were determined through field reconnaissance and collection of public agency and citizen input. The surrounding area is characterized by a combination of streets, federal and institutional buildings, and open spaces. The pattern of streets and associated visual corridors in this

area of Washington, DC are significant to the city's early development. These corridors were established in the 1791 plan for Washington by Pierre L'Enfant, and have been maintained in subsequent plans and development. Of equal importance are views to and from key cultural resources, particularly the Lincoln Memorial.

Visual Corridors

The project site is located at the west end of Constitution Avenue, a strong east-west visual axis which provides views to the east of the Washington Monument. Although the grand avenue terminates at the southern boundary of the site, the axis continues to the west over the Theodore Roosevelt Bridge. East of the site, the Constitution Avenue corridor is visually dominated by architecturally diverse buildings fronted by generous lawns on the north side and by the open space associated with the National Mall to its south. Constitution Avenue affords views of the capital's most significant memorials and open space, national museums, and prominent federal and institutional buildings, along its entire length in the Northwest quadrant of the city.

Twenty-Third Street is a main roadway and visual corridor that extends past the site, running in the north-south direction and sloping dramatically as it approaches Constitution Avenue. Within vicinity of the project site, the visual corridor along this roadway is dominated by buildings associated with the Navy campus and federal government buildings. The visual corridor associated with 23rd Street terminates at Lincoln Memorial Circle, revealing a side view of the Lincoln Memorial that is partially obstructed by trees and current construction activities.

Visual Character Areas

North: Potomac Navy Annex

The area to the north of the project site is predominated by buildings associated with the Potomac Navy Annex. The BUMED lies directly to the north, adjacent to the site. The land to the north slopes upward, leading to the Old Naval Observatory atop the hill at the northern end of the property. The Old Naval Observatory was constructed in 1843, and is representative of the classical revival design. It is associated with the pioneering navigation work of Matthew Fontaine Maury. Structures associated with the Potomac Navy Annex include nineteenth-century administration buildings and turn-of-the-century family quarters.

East: Government and Institutional Buildings

Twenty-Third Street borders the project site and separates it from the structures immediately to the east, including the American Pharmacists Association and the State Department Building. The general area to the east of the site includes the classically inspired office and government buildings contained within the Northwest Rectangle historic district. Each of the buildings on Constitution Avenue has a formal street front that includes a wide sidewalk and uniform tree planting space, and follows an established building line 246 feet from the curb.

South: National Mall

Constitution Avenue begins at the southern end of the project site. The area across Constitution Avenue, to the south of the project site, is characterized by open grassy areas bordered by

rows of mature trees. The Lincoln Memorial, south of the site, was designed as a massive Greek temple set upon a rectangular platform with a raised terrace. The Lincoln Memorial visually terminates the National Mall's east-west axis that begins at the US Capitol.

West: Roadway Infrastructure/Potomac River

The area to the west of the site is dominated by major roadways that connect Washington, DC to the broader Washington metropolitan area. Access ramps associated with Rock Creek Parkway, US Route 50, and Interstate 66 run along the southwest and western boundary of the project site. The Kennedy Center lies northwest of the site, across Rock Creek Parkway on the bank of the Potomac River. The Potomac River is approximately 1,400 feet west of the site. The site can also be viewed from across the river, from nearby Arlington, VA.

Lighting

Outdoor lighting is provided in Washington, DC for visibility and security on roadways, parking lots, pedestrian pathways, and buildings. The degree of a visual lighting impact is affected by a lighting source's contrast with the ambient lighting background, as seen by the viewer. Lighting levels can be measured and recorded in terms of luminance, the light intensity of a surface in a given direction. The unit of measure is candela per square meter. Light sources in the areas surrounding the project site include street lights, nearby buildings, and monuments and memorials. Outdoor nighttime lighting adjacent to the site include street lights lining Constitution Avenue and 23rd Street as well as the adjacent interstates bordering the site. Additional outdoor nighttime

lighting in the area includes a mix of building security lighting and exterior lights on nearby monuments and memorials.

In order to gain an understanding of the nighttime lighting conditions near the site, and to aid in predicting the nighttime exterior brightness of the proposed headquarters, a study of nearby monuments, memorials, and buildings was completed by LAM Partners. The study involved establishing references to measure the baseline lighting conditions of the area by measuring luminances of surrounding monuments and buildings. To document the baseline outdoor light conditions near the site, light measurements were taken on the evening of February 16, 2006 using a Minolta LS-100 luminance meter with 1° acceptance angle. The strongest visual points in the area include the Lincoln Memorial, Kennedy Center, Thomas Jefferson Memorial, Washington Monument, and the US Capitol.

The first step of the study involved performing a *Luminance Survey*, to provide a reference for the brightness of the monuments and other buildings in the vicinity of the project site. Luminance readings were taken for the Lincoln and Jefferson Memorials, the Washington Monument, and other illuminated buildings within the vicinity of the site. The results of the lighting study are presented in Table 3-1.

Table 3-1: Luminance Readings at Nearby Points of Interest

Location	Luminance Reading (cd/m ²)
Lincoln Memorial-west	5-10
Lincoln Memorial-east	6-30*
Kennedy Center	13-44
Thomas Jefferson Memorial	3-6
Washington Monument	3-9
United States Capitol	4 (average of dome from a distance)

*30 reflects the luminance level of statue of Lincoln inside of the chamber, read from the same distance from the Memorial as the exterior readings. The highest exterior reading was 11

3.3 Physical Resources

3.3.1 Geophysical Resources

Geology

The project site is located within the Atlantic Coastal Plain Physiographic Province, southeast of the geological Fall Line, which delineates the boundary between crystalline and sedimentary rock formations. The Atlantic Coastal Plain is characterized by sedimentary materials of sand, clay, and silt which overly crystalline bedrock. The area in the vicinity of the project site has been historically developed by the placement of fill material upon a geologic terrace above the Potomac River floodplain. Bedrock occurs at a depth of 23 to 43 feet below grade.

Topography

The site topography consists of a moderately sloping terrain, with an elevation of 56 feet above mean sea level (msl) at the northern end and an elevation of 24 feet above msl in the southern portion of the site. The slope is graded into a series of five tiered rows connected by access drives that currently accommodate parking. The Navy's BUMED is located upgradient topographically and north of the subject property, with elevations ranging from 40 to 90 feet above msl. The site's topography has been historically disturbed for construction of buildings and vehicular parking lots.

Soils

The soils of the project site are classified as Urban Land-Chillum complex: soils that are nearly to moderately sloping, well drained, and moderately permeable with moderate stormwater runoff and moderate potential for erosion. The site contains five layers of soil strata, including various layers of fill, disintegrated rock, and bedrock. The strata generally follows the site at grade, rising to the north. The existing fill of stratum within the project site boundaries is likely related to previous development of the site, backfill associated with utilities or filling activities associated with the Old Potomac River. The natural soils of Stratum B are believed to be terrace deposits of the Pliocene geologic age. Strata C, C1, and D soils are residual soils derived from the in-place weathering of the parent bedrock of Stratum E. The bedrock of Stratum E is believed to be gneiss rock of the Wissachickon Formation. Coring of the bedrock indicates the rock is slightly to moderately weathered and is moderately to highly fractured.

The site has been historically disturbed for construction of buildings and vehicular parking lots. A geotechnical evaluation of the site did not indicate findings that would limit development of the site for the proposed project.

3.3.2 Water Resources

Surface Water

Land within the boundaries of the project site, as well as some of the surrounding area, was formerly along the banks of the Potomac River and its tributary, Tiber Creek. Based on historic maps, it appears that some of this parcel was located under

water. The area was filled in the late 1800s to support an expansion of land in Washington, DC.

The project site is located within the Potomac River drainage basin, a sub basin of the Chesapeake Bay watershed. There are no permanent bodies of surface water located on or near the project site. The site is located approximately 1,400 feet east of the Potomac River, which is a jurisdictional Water of the United States, subject to the jurisdiction and regulatory control of the US Army Corps of Engineers (USACOE). The District of Columbia, along with the federal government, Pennsylvania, Maryland, and Virginia, are subject to the 1983 Chesapeake Bay Agreement. The District ordinances for erosion, sediment control, and stormwater management support the mission of the Chesapeake Bay Program by protecting surface runoff to the Potomac River.

Stormwater

The parcel is covered with impervious surfaces with low infiltration rates. Surface runoff follows the topographic gradient and naturally flows southwesterly from the parking lot area to storm drains along street curbs associated with the city's combined sanitary and stormwater sewers and is not retained or detained on-site. Stormwater that enters the sewerage system flows to the Tiber Creek Interceptor and then to the Blue Plains Treatment Center. Surface water that does not flow into storm drains generally flows over land, into the Potomac River, and subsequently into the Anacostia River.

Floodplains

The project site is located outside of the 100-year floodplain boundary of the Potomac River. The majority of the site is located outside of the 500-year flood zone, although the southern tip of the property (just north of the intersection of Constitution Avenue/Interstate 66 entrance ramp and 23rd Street, NW) borders or lies within the 500-year floodplain.

Wetlands

Wetlands are defined by three characteristics: hydrophytic vegetation, soils inundated or saturated for greater than 12.5% of the growing season, and hydric soils. The project site is located in an urban setting and there are no wetlands located within the project site or in the immediate vicinity of the site. According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service and the US Corp of Engineers, the nearest wetland is part of the Potomac River system, located approximately 1,400 feet to the west of the project site.

Groundwater

Fluctuations in the level of the water table may result from seasonal variations in precipitation, surface runoff, and evaporation. Based on area topography, the natural direction of groundwater flow is to the west/southwest (toward the Potomac River); however, potential man-made subsurface structures in conjunction with urban development affect the localized groundwater flow. According to Phase II ESA performed on the site, groundwater is present at depths of 11.5 to 34.8 feet below the existing ground surface (from an elevation of about El 5.7 to El 25 above msl).

The project site is located to the west of and at or near the same topographic elevation as the American Pharmacists Association (APhA) property. The property is located west/southwest and at a lower elevation than the property of the dry cleaners that was formerly located on the APhA site. Based on Phase I ESA by Tetra Tech, stormwater releases from open Leaking Underground Storage Tanks (LUST) cases and the former dry cleaning operations could potentially influence the groundwater within the boundaries of the project site.

3.3.3 Vegetation and Wildlife Habitat

The project site is located in an urban environment, in which the natural environment has been previously disturbed. The majority of the site is covered with impervious materials; therefore, the site does not provide a natural habitat for plant and animal species.

Vegetation on the project site is limited to the grass borders along all three edges of the site, and a few mature trees. Animals such as gray squirrels, rats, pigeons, starlings, and sparrows are common to the urban environment, and may exist at the site. There are no plant or animal species identified as threatened or endangered by the US Fish and Wildlife Service or the District of Columbia within the site or in the surrounding area. There are no known unique conservation areas, wildlife refuges, or natural areas nearby.

3.3.4 Air Quality

The US Environmental Protection Agency (EPA) established the Clean Air Act (CAA) of 1970, and the CAA Amendments of 1977 and 1990. Regional NAAQS limits have been established for the criteria pollutants of carbon monoxide (CO), ozone (O₃), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead (Pb), particulate matter equal to or less than 10 microns in size (PM₁₀), and fine particulate matter (PM_{2.5}).

The EPA assesses regional compliance with the National Ambient Air Quality Standards (NAAQS), and regions not in compliance with the NAAQS are identified as “non-attainment areas.” The Washington metropolitan region is in non-attainment for ozone. The region is currently in compliance for CO, but has violated NAAQS for CO in the recent years and therefore, has been designated by EPA as a CO maintenance area. The region has concentrations of the remaining criteria pollutants of NO₂, SO₂, Pb, PM₁₀, and PM_{2.5} well below their NAAQS. Therefore, ozone and CO are the emissions of concern in the region.

Attainment plans for reducing ozone-causing emissions and achieving attainment with the NAAQS for the criteria pollutants are required by the EPA. Federal agencies responsible for an action in a non-attainment area are required to determine that the action either conforms with the attainment plan or is exempt from determining conformity. Federal actions are exempt from conformity determinations where the total of all reasonably foreseeable direct and indirect emissions of non-attainment pollutants: (1) would be less than their specified emission rate thresholds, known as *de minimis* limits, and (2) would be less than 10 percent of the area’s annual emission

budget. The *de minimis* limits for “severe” non-attainment of ozone are 25 tons per year each for emissions of volatile organic compounds (VOC) and oxides of nitrogen (NO_x), the primary constituents in the formation of ozone.

Existing on-site emissions sources are from automobiles accessing the parking lot. Additionally, the predominant source of vehicle emissions in proximity to the project site is traffic on Constitution Avenue, Interstate 66, and 23rd Street, NW.

3.3.5 Noise Levels

Noise is generally defined as unwanted or objectionable sounds that alter or disturb quality of life, communication, or physical health. Most environmental noise consists of a matrix of frequencies of common, distant sources, which create relatively steady background noise untraceable to one particular source. Noise levels are usually measured and expressed in decibels (dB) that are weighted to sounds perceivable by the human ear (A-weighted sound level (dBA)). Although the A-weighted sound level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Noise sources are typically measured over a period of time since noise levels vary depending on the source, and they are usually expressed as dBA L_{eq}, the equivalent noise level for that period of time.

Noise levels in the District are subject to the DC Noise Control Regulations (Municipal Regulation Title 20, Chapter 30), which establish maximum permissible sound levels based on time of day and land use (i.e., residential, commercial, industrial) for operational noise. District noise regulations establish maximum permissible sound levels for an operation,

activity, or noise source on a property. Noise limits are established to protect human activities or land uses that may be interfered with by noise levels. Noise sensitive receptors are generally considered to be human activities or land uses that may be subject to the stress of significant interference from the noise, such as residential or educational uses. Commercial (office buildings) and industrial land uses are generally not considered to be sensitive to noise.

Noise sources on the property consist of vehicles that use the on-site parking lot. Sources in the vicinity of the project site consist predominately of commuter traffic on Constitution Avenue, 23rd Street, NW, Interstate 66, and Rock Creek Parkway.

3.4 Transportation Systems

3.4.1 Roadways and Traffic Patterns

The project site is located within a connected network of arterial, collector, and local streets. Several major arterials serve as access roadways to the site, including Constitution Avenue, E Street, NW, and Virginia Avenue, NW. Immediate access to the site is provided via 23rd Street, NW, C Street, NW, and Constitution Avenue. The 23rd Street/US Navy Driveway is currently closed for construction. The roadways surrounding are described below.

Constitution Avenue is a major east-west street classified as a principal arterial. Constitution Avenue is a 6-lane, two-way arterial running east-west with curb side parking lanes, which convert to two traffic lanes during the peak AM/PM weekday periods. Constitution Avenue connects the US Capitol grounds and numerous federal buildings along the National Mall.

Twenty-Third Street is a four- to six-lane, undivided arterial that runs north-south. The roadway is characterized by the District Department of Transportation (DDOT) as a principle arterial. Traffic signals are located along this roadway, in vicinity of the project site, at Constitution Avenue, C Street, the Annex Driveway, US Navy Driveway, and E Street (westbound). The C Street and Annex Driveway pre-timed traffic signals are clustered to operate as one signal. The US Navy Driveway and E Street (westbound) intersections with 23rd Street are actuated signals that also are clustered to operate as one signal along 23rd Street.

The nearby letter streets, C and D Street, NW are local streets that run in the east-west direction. D Street is a one-block-long local street that provides vehicular access only to the Harry S Truman Building. E Street, NW is classified as a principal arterial.

Interstate 66 and Constitution Avenue provide regional access to the site. Also near the site, the E Street Expressway is a major east-west street, classified by DDOT as an “expressway”. Regional roadway access from the site is provided to I-395 via 14th Street. I-395 provides access to Virginia and I-295, which provides access to Maryland and the Capital Beltway (I-495) of the Washington metropolitan area.

Traffic Counts and LOS

The majority of the intersections within the study area operate at acceptable Level of Service (LOS) “D” or better during both the AM and PM peak hours, with the exception of the stop sign controlled exiting approached from APhA and government parking lot and the 23rd Street/Constitution Avenue intersection that currently operates near capacity.

Peak traffic counts were recorded by Wells and Associates for AM and PM vehicular traffic on a typical weekday from 7:00 to 10:00 am and from 4:00 to 7:00 pm. Peak traffic counts were recorded at the following intersections and driveways:

- 23rd Street/Constitution Avenue
- 23rd Street/Government Parking Lot
- 23rd Street/C Street
- 23rd Street/Annex Driveway
- 23rd Street/D Street
- 23rd Street/E Street

The street peak hours generally occurred from 8:00 to 9:00 am and from 5:00 to 6:00 pm. The peak traffic counts were 1,746 (AM) and 2,489 (PM) for 23rd Street, and 2,785 (AM) and 2,642 (PM) on Constitution Avenue, the two most heavily traveled roadways near the site.

2010 Conditions

Traffic conditions expected in the year 2010 were forecast to provide an existing conditions baseline for the year that the new headquarters would be in operation. The forecasts are a composite of existing vehicular traffic counts, regional traffic growth and pipeline forecasts. The expected 2010 conditions, without the establishment of the proposed headquarters, are consistent with the existing conditions observed in 2006. All of the study intersection theoretically operate at LOS C or better during both AM and PM peak hours, with the exception of the stop sign controlled exiting approached from APhA and government parking lot. The 23rd Street/Constitution Avenue intersection would continue to operate near capacity during peak hours. A minor increase in delay would be caused in regional traffic.

3.4.2 Vehicular Parking

The project site is currently improved with a parking lot that includes approximately 241 parking spaces consolidated within five tiered levels of ground surface parking, connected by access drives. The first two levels (nearest to the BUMED facilities at the northern end of the subject property) are controlled by the US Navy and are used for US Navy employee parking.

These spaces are served by an additional connection within the US Navy Annex property that further connects the Annex's primary driveway to 23rd Street. The lower three levels of parking are used for US State Department employee parking. The surface parking can be accessed by a driveway on the west side of 23rd Street, NW located approximately 85 feet north of Constitution Avenue. Parking lot attendants provide security for the lot.

Public parking garages in the vicinity of the project site are limited. The closest public parking garage (with a capacity of 202 spaces) is located in Columbia Plaza at 24th Street and Virginia Avenue, approximately two blocks from the site. An additional parking garage (with a capacity of 91 spaces) is located at 22nd and F Streets. On-street parking is provided adjacent to the project site along the east side of 23rd Street between Constitution Avenue and C Street; and on the west side of 23rd Street between the government parking lot driveway and C Street, and from the US Navy Annex Driveway to D Street. Parking along 23rd Street is restricted during the peak periods (7:00 to 9:30 am for northbound traffic and 4:00 to 6:00 pm for southbound traffic) to provide an additional travel lane.

3.4.3 Public Transportation

Because the project site is currently used for parking, there is not currently a demand for public transportation by those accessing the site. However, there are several ways to access the site via public transportation. The project site is located approximately six blocks south of the Foggy Bottom-GWU Metro station at 23rd and Eye Streets, approximately a 15-minute walk from the site. This station is served by the Blue

and Orange Lines. On weekdays, three Metrobus lines run on 23rd Street (H1, L1, & N3), and four on Constitution Avenue (13A,B, F, and G). Additional public transit service is available in the vicinity of the State Department Building (i.e. Omni Bus, MTA, and additional MetroBus service). Additionally, there are tourist bus loops that currently serve the Monumental Core and stop at the Lincoln Memorial, a five minute walk from the site.

3.4.4 Pedestrian and Bicycle Circulation

Pedestrian activity in the vicinity of the project site is limited to those accessing their cars on the existing parking lot. Pedestrian and bicycle activity in the immediate vicinity of the project site is extremely limited. The majority of pedestrian activity in the surrounding area occurs across Constitution Avenue from the site, and is associated with visiting the nearby monuments and memorials. According to a traffic/pedestrian study conducted in 2005, the highest level of pedestrian travel can be observed on the west side of 23rd Street, crossing on the north side of the US Navy Driveway. Most of these pedestrians are State Department employees walking between the Foggy Bottom Metro Station, Columbia Plaza and other off-site parking facilities, and the State Department Building.

3.5 Utilities and Infrastructure

3.5.1 Water Supply

The District of Columbia receives its water supply from the Dalecarlia Water Treatment Plant (WTP), completed in 1928, and the McMillan WTP, completed in 1905. Water is delivered through service mains originating at various pump stations located throughout Washington, DC. Water demand in the District has not surpassed the maximum supply level, therefore excess capacity is available to serve additional users. The US Army Corps of Engineers (USACOE) and the DC Water and Sewer Authority (WASA) are responsible for providing water to District water users.

3.5.2 Sanitary Sewer/Stormwater Management Systems

Rainfall events produce stormwater on land surfaces, which runs off impermeable surfaces during episodes of heavy rainfall, and is collected in storm sewer drains on nearby streets. Generally stormwater drainage on the project site occurs to the south/southwest, downgradient towards the Potomac River, due to the slope of the land. Stormwater runoff originating from the site has the potential to erode soils and transport sediments and contaminants to the river. There is little potential for absorption and assimilation of stormwater due to the limited vegetated areas on the site. Impervious surfaces currently cover the majority of the site. Stormwater currently runs off the site undetained, enters the street from drains, and is transported via WASA storm sewer for direct discharge into the Potomac River.

Three large sewer lines cross through the site, including a 6'6" diameter aging brick sewer that runs diagonally through the center of the site; a 5'0" diameter temporary connection sewer line; and a sewer line that intersects the southwest corner of the site.

3.5.3 Energy Systems

A federally operated steam tunnel crosses the northern end of the project site, and serves the Navy campus to the north. A subsurface steam tunnel, associated with a power plant that formerly operated on the northwest corner of the subject property, crosses the mid- to northern- portion of the parking lot. However, the steam tunnel line is deactivated and blocked under the parking lot; a vent opening to the steam tunnel remains on one of the upper levels of the parking lot area.

3.5.4 Solid Waste Disposal

According to a Phase I and Phase II ESAs conducted by Tetra Tech, solid waste is likely to have been generated from past use of the buildings on the parcel, which included a power plant, barracks, dental work and medical research. Solid waste on the property includes trash associated with parking lot operations. A trash receptacle is located at the northeast corner of the parking lot, near the parking lot attendant booth. A licensed solid waste contractor periodically collects and disposes trash off site.

3.5.5 Hazardous Materials and Waste

According to a Phase I ESA conducted by Tetra Tech, hazardous substances were not observed on the property. Although automobiles are commonly parked on the lot, no substantial staining by oil has been documented. Due to historical uses of the property, it is possible that past activities included the usage of hazardous substances subsequently generating hazardous waste. These contaminants could potentially be located in fill materials under the parking lot's paved surface.

Above Ground or Underground Storage Tanks

According to a Phase I ESA by Tetra Tech, the parking lot area does not and has not included above ground storage tanks (ASTs) or underground storage tanks (USTs). Site representatives stated that USTs and ASTs are not, and have not been, located on the BUMED property or the subject property during current or former use. No USTs or ASTs are listed for the subject property or the BUMED.

According to the Phase I ESA by Tetra Tech, the nearest leaking underground storage tank (LUST) case appears to be the APhA LUST case, which is located on the northeast corner of 23rd Street, NW and Constitution Avenue. The other two LUST cases are located within a quarter to half of a mile from the subject property (north/northeast at higher elevations). Based on topographic information and the presence of the Potomac River, groundwater flow is likely to the southwest. Over time, any remaining contamination from the open LUST sites could migrate southwest through the project site.

The diesel and gasoline range organics (DRO and GRO), and semi-volatile organic compounds (SVOC) analytical field observations do not indicate a significant fuel source or release for location and samples analyzed. GROs were not detected above lab reporting limit of 0.1 mg/kg. No historic UST use or fuel release from a UST has been documented. SVOCs provide an indicator of fuel constituents. Some levels were detected above the lab reporting limit, generally not detected above their respective EPA Region III RBC for commercial/industrial use of VA Risk Based Concentration (RBC)/Tier III soil concentrations (SC) or commercial/industrial use.

The presence of SVOCs was detected above the laboratory method detection limit (MDL) but below the lab reporting limit. In limited locations SVOCS were detected above lab reporting limited. Analytical results show that concentrations of SVOCs are generally well below EPA Region III RBC for commercial/industrial use and VA RBC and Tier III SC for commercial/industrial use.

Polychlorinated Biphenyls (PCB)

The Toxic Substance Control Act (TSCA) of 1976 regulates the use, handling, transport, and disposal of polychlorinated biphenyls (PCB). PCBs are typically found in older, oil-filled electrical equipment (e.g. transformers, capacitors, and fluorescent light ballasts or heat transfer equipment).

According to a Phase I ESA by Tetra Tech, no transformers or fluorescent lights that could be associated with PCB-containing equipment were observed on the property. Historical information indicates that buildings previously on the subject

property were used to support the US Naval Hospital; it is unknown what types of equipment these buildings contained.

Herbicide and Pesticide Use

According to a Phase I ESA by Tetra Tech, landscaping and pest control operations are not required for the property, which is asphalt-paved and used for parking. No herbicides or pesticides are stored on the property.

Asbestos

According to the US EPA, asbestos is a naturally occurring fibrous silicate mineral that is often used for fireproofing and insulation. Inhalation or constant exposure to asbestos may result in chronic respiratory illnesses. Based on a visual screening inspection for the presence of suspect asbestos-containing materials (ACM) conducted by Tetra Tech, no suspect ACMs have been detected. The project site does not contain buildings that could contain ACM. However, previous buildings on the property may have contained ACM. Records were not available to Tetra Tech to confirm or deny the presence of ACM in these structures, the disposal of former structures, or any remediation of ACM. It is conceivable that ACM, if it was present historically, could remain nearby.

Radon

Radon is a naturally occurring radioactive gas that is odorless, tasteless, and invisible, that is formed through the natural decay of uranium and thorium. Radon migrates upward in soil and tends to accumulate in basements and first-floor areas of buildings with poor ventilation. The EPA has established a

radon concentration of 4.0 pico Curies per liter (pCi/L) of air as the recommended action level for additional testing or for radon mitigation.

According to a Phase I ESA by Tetra Tech, within the 20037 zip code area of Washington, DC radon levels have been detected at a minimum level of 0.4 pCi/L and at a maximum level of 16.8 pCi/L. Based on this information, it appears that radon levels may be elevated at the property and in the surrounding area. However, potential radon gas exposure is not likely to constitute a health concern at the property at present because no structures other than the parking lot attendant booth are present on the site.

Lead-Based Paint

Lead-based paints were mainly used on structures prior to 1980, when use began to decline in the US. There is one structure located on the property, a parking lot attendant booth constructed within the last 25 years. However, fill on the property could include remnants of older structures that might have included lead-based paint.

Volatile Organic Compounds (VOCs)

According to the US EPA, volatile organic chemicals (VOCs) are emitted as gases from products like paints, cleaning supplies, fuels, pesticides, glues, and photographic solutions. Health effects of exposure to VOCs range from mild symptoms (irritations to the eye, nose, and throat; headaches, and nausea) to severe (damage to the kidney, liver or central nervous system). Concentrations of many VOCs are consistently higher indoors than outdoors. Standards of exposure to specific chemicals like formaldehyde have been set by regulatory

entities like the Occupational Safety and Health Administration and the US Department of Housing and Urban Development.

The Phase II ESA conducted for the site indicated minor detections of VOC analytes, well below selected EPA Region III RBC for commercial/industrial use or the VA RBC and Tier III SC for commercial/industrial use. According to a Phase II ESA Report provided by GSA, soils and groundwater on the nearby APhA parcel are contaminated by VOCs, presumably resulting from the former dry cleaning operation that operated on or near the APhA property until at least 1955. A subsurface investigation identified a potential UST or buried steel process equipment in the west-central portion of the parcel. The contaminated groundwater underlying the area flows southwest towards the project site in route to the Potomac River. A carpet cleaning and laundry facility operated on the northwest portion of the APhA property from the early 1900s until the 1950s, and may have impacted levels of dissolved phase tetrachloroethene (PCE) and trichloroethene (TCE).

Metals

The site was tested for the presence of metals, including arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver. A limited number of borings had detectable concentrations of mercury; however, none were above the VA RBC or Tier III SC for commercial/industrial use. Arsenic was detected in soil testing; however, arsenic is naturally occurring in most areas and likely indicative of fill materials and native soils.

UNITED STATES INSTITUTE OF PEACE
Proposed Headquarters
Environmental Assessment

4.0 Environmental Consequences

4.1 Socio-Economics

4.1.1 Land Use Impacts

Land use impacts are determined by physical changes to the site and the surrounding area, and compliance with applicable planning policies and controls. Land use impacts attributable to a project are determined by changes to the site and surrounding area, including changes to the use, density, induced development or revitalization, and compatibility with the existing area.

Proposed Headquarters

Establishment of the proposed headquarters would result in a new permanent facility for the Institute, dedicated to the theme of peacemaking, education, and training. Development of the proposed headquarters would replace and improve upon the existing underutilized use of the site, and would alter the land use from a parking area to office, educational, and public space. These new uses would be compatible with the existing uses in the area, predominately government, office, and cultural uses.

It is expected that approximately 240 staff would be employed at the new headquarters. The building occupancy will vary for the Conference Center and the Public Education Center. The Conference Center's largest room is the auditorium which would hold 250 people. Approximately 400,000 visitors are expected to at the Public Education Center annually.

The existing surface parking controlled by the US Navy would be replaced with below grade spaces. During the construction

phase of the project, temporary off-site parking would be provided to the current users of the US Navy parking lot. While the displacement of parking during the construction phase would cause a temporary disruption to existing users of the site, the establishment of the new headquarters at the site would be a more appropriate use for this prominent location in Washington, DC.

The proposed headquarters would complement and contribute to the cultural character of the surrounding area. It would support and strengthen the existing cultural attractions, memorials, monuments, museums, and facilities located on the National Mall. When viewed together with other planned projects in the area, it could have a positive cumulative impact on land use by clustering cultural uses at the west end of the National Mall.

No Action Alternative

The No Action Alternative would not change the land use of the site or surrounding area. The two-acre site would remain as an underutilized parcel used as surface parking for the US Navy and the State Department.

4.1.2 Planning Controls and Policies Impacts

Proposed Headquarters

Establishment of the proposed headquarters would be consistent with the relevant requirements and guidelines established by federal and local planning policies including the 1910 Height of Buildings Act, the Comprehensive Plan for the

National Capital, the Shipstead-Luce Act, and the Land Transfer Agreement between the US Navy and the Institute.

Zoning

Under the proposed action, the site would remain under federal ownership and would therefore not be subject to local zoning regulations.

1910 Height of Buildings Act

The planned height of the proposed headquarters would be less than the 130-foot limit established by the Act, in accordance with the Height of Buildings Act.

Comprehensive Plan for the National Capital

The establishment of the proposed headquarters at the selected site would not be inconsistent with policies or objectives listed in the Comprehensive Plan for the National Capital.

Establishment of the proposed Institute headquarters at the selected site would support the goals of the Preservation and Historic Features Element by: replacing an undeveloped parcel with a new building that is both consistent with the capital's rich architectural heritage and representative of current design contributions; reinforcing the special image of the Monumental Core with a facility dedicated to promoting peace; and preserving the horizontal character of the national capital as well as respecting the existing built environmental in the vicinity of the site.

Establishment of the proposed Institute headquarters at the selected site would support the goals of the Transportation

Element with the relocation of above ground parking into a below-grade structure, resulting in a more efficient use of land in a prominent location.

Shipstead-Luce Act

The plan and design for the proposed headquarters are being coordinated with the Commission of Fine Arts (CFA). The preliminary concept was reviewed by the CFA in November 2002 and secondary concept review in November 2005. The project will continue to be reviewed by, and is subject to final approval by, the CFA.

Land Transfer Agreement

Construction of the proposed headquarters at the selected site would fulfill the land transfer agreement between the US Navy and the Institute.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established at the selected site. The site would remain an underutilized parcel used for surface parking and this prominent gateway location would not be improved. Therefore there would be no impacts to planning policies and regulations.

4.1.3 Community Facilities and Services Impacts

Proposed Headquarters

Establishment of the proposed headquarters in a prominent location along Constitution Avenue, near the National Mall would result in the addition of public and educational space dedicated to the purpose of peacemaking and conflict resolution. The proposed headquarters would include offices, workspace, a library, a conference center, auditorium, meeting rooms, and a public education center. The center is intended to provide a wide range of visitors with a unique learning experience in an engaging environment of exhibits and public programming. The facility would include visitor-related conveniences such as restrooms and a gift shop.

Parks and Recreation

The proposed headquarters would not include recreational facilities and would not be expected to have impacts on the existing resources in the surrounding area. Visitation to the nearby parks and recreational facilities may increase slightly, as discussed in 4.1.4 Visitation.

Cultural Facilities

Establishment of the headquarters at this location would complement and contribute to the existing cultural experience and would provide a positive impact to this area of the National Mall. The proposed headquarters may contribute to a cumulative impact on cultural facilities in conjunction with the planned Vietnam Veterans Memorial Center to be located across Constitution Avenue from the site. Once completed, the

proposed headquarters, in conjunction with the other nearby projects on the Mall, would enhance the cultural character of the area and result in a positive cumulative impact.

Public Safety

Public safety services would continue to be served by those identified in 3.1.3. In addition, the Institute would employ private security guards for the facility. Overall, establishment of the proposed headquarters would not result in a substantial increase in demand for public safety services in the area.

Educational Facilities

The proposed headquarters would not introduce a new residential population, therefore would not result in an increase in need for educational facilities in the area. The facility would serve as an educational facility open to the public and would therefore provide an additional educational resource to the area, resulting in an overall positive impact.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established; therefore, no impact on community facilities would result.

4.1.4 Visitation Impacts

A survey of selected museums in the United States and the United Kingdom that could offer insights into the potential performance of the Institute's Public Education Center was conducted by Economics Research Associates (ERA) for the proposed project. This analysis looked at physical characteristics, visitor experience, operational characteristics, and attendance of museums that interpret ideas rather than artifacts. The study of comparable facilities was used as an important statistical tool in measuring market performance of attractions in the context of their own markets, and as a key analytical tool in assessing attendance potential for the Institute's Public Education Center.

The majority of visitors to Washington, DC view the National Mall and its environs with numerous cultural facilities, rather than the individual facilities, as their destination. As a result, it is not expected that the proposed headquarters would substantially alter the total amount of visitation to this area of Washington, DC. Several of the complementary attractions nearby are associated with the nation's more significant wars and conflicts. The peace and conflict resolution theme of the Public Education Center would provide an interesting juxtaposition with these attractions. While the Institute's philosophy represents a contrary response to conflict than the other adjacent facilities, it shares with each of them the same core issue: conflict. As such, the new facility may draw upon visitors to the adjacent facilities.

The proposed headquarters would be expected to result in a slight increase in visitor activity to the site and surrounding area. Visitors to the Public Education Center would be

expected to be coming from the nearby National Mall attractions as well as by arranged tours. It is expected that the Public Education Center would attract 1,000 to 1,500 visitors on an average day during peak season during the first ten years of operation. ERA estimates that the attendance pattern for the Public Education Center would ramp up to a stabilized level, rather than an initial peak followed by a fall off in attendance. Once the new facility is established, demand will be created by the building, by the exhibits, and through the Institute's marketing and promotional efforts. Visitation would be expected to increase over time. A stabilized attendance in the year 2010 is estimated at 421,000 annually. This reflects a steady-state level of attendance which would follow the initial build up of attendance at the facility. Overall, the proposed headquarters would not be expected to significantly increase visitation to the nearby surrounding area.

The visitor experience in the area would also be enhanced by the planned landscape plaza and the overall improvements to the area. Enhancement of the visitor experience in this area of the National Mall would result in a long-term benefit by creating a new destination at this location.

Establishing the proposed headquarters in this location may have cumulative impacts as a result of the proposed Vietnam Veterans Memorial Center, expected to be located across Constitution Avenue from the headquarters. The visitor activity associated with the Center is not expected to increase the number of visitors to the area but may draw visitors further west, near the proposed headquarters. As a result, a cumulative impact may occur due to the proximity of the projects, resulting in a slight increase in visitor activity traveling between the two attractions.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established at the site. Therefore, the visitor experience on and around the site would not be enhanced and related visitation impacts would not result.

4.2 Cultural Resources Effects

The National Historic Preservation Act (NHPA) of 1966, as amended, establishes standards for evaluating potential effects on historic resources. The NHPA defines “effect” as an “alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register” (36 CFR 800.16), and requires that the lead agency, in consultation with the SHPO, determine whether the effect is adverse. According to the NHPA, an “adverse effect” occurs “when an undertaking may alter, directly or indirectly, any of the characteristics of the historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association” (36 CFR 800.5).

Section 101(b)(4) of NEPA requires federal agencies to coordinate and plan proposed actions to, among other goals, “preserve important historic, cultural, and natural aspects of our national heritage”. In accordance with the Advisory Council on Historic Preservation’s regulations implementing Section 106 of the NHPA, impacts to cultural resources were identified and evaluated by (1) determining the area of potential effects, (2) identifying cultural resources present in the area of potential effects that were either listed in, or eligible to be listed in, the National Register of Historic Places, (3) applying the criteria of adverse effect to affected cultural resources either listed in or eligible to be listed in the National Register, and (4) considering ways to avoid, minimize or mitigate adverse effects. Under the Advisory Council’s regulations, a determination of either adverse effect or no

adverse effect must also be made for affected, National Register eligible cultural resources.

Potential effects to archaeological and historic resources include direct and indirect effects. The alteration, physical displacement, or demolition of a resource is a direct adverse effect; changes in the use, operation or character of a resource can be either direct or indirect effects; and changes to the visual context are considered indirect effects. ‘Impacts’, as defined in the CEQ regulations, and ‘effects’, as used in NHPA, are synonymous.

NHPA Section 106 Consultation

The NHPA Section 106 consultation was initiated by the Institute in December 2005 and has involved coordination with appropriate agencies and identified stakeholders. The Section 106 process is being undertaken concurrent with the environmental review process mandated by the National Environmental Policy Act. NCPC hosted an initial public scoping/Section 106 initiation meeting on November 16, 2005 to provide an opportunity for interested members of the public, agencies, and interest groups to learn about the project, ask questions, provide comments, and identify concerns they feel should be addressed during the review process. A formal Section 106 consultation and initiation meeting was held on December 14, 2005. During this meeting historic properties in the vicinity of the project site were identified, an Area of Potential Effect (APE) for the project was determined, and consulting parties were identified. An initiation letter was sent from the Institute to the SHPO on December 14, 2005 to formally initiate the project.

An additional Section 106 consultation meeting was held on March 7, 2006. The meeting focused on the visual context of the proposed project, using a comparison of the proposed project to existing buildings including massing, setbacks, and elevations; visual simulations from selected vantage points; and potential illumination levels.

Coordination and Section 106 consultation with the DC SHPO will continue throughout the planning of this project. Documentation related to the Section 106 consultation can be found in Appendix C.

4.2.1 Archaeological Resources Effects

Proposed Headquarters

Construction of the proposed headquarters would require the demolition of the existing paved surface and excavation of the site. Given that the site has been disturbed by past demolition and construction activities, it is unlikely that prehistoric or historic archaeological remains would be affected by the implementation of the proposed headquarters. The foundations from previous uses that have been identified to exist on the site are unlikely to be of archeological significance as a result of historical disturbances to the site.

Mitigation: In the event that archaeological resources are uncovered during ground-disturbing activities, construction should stop while appropriate archaeological studies are completed in accordance with Section 106 of the National Historic Preservation Act.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established at this site. Therefore, there would be no effects on archaeological resources.

4.2.2 Historic Resources Effects

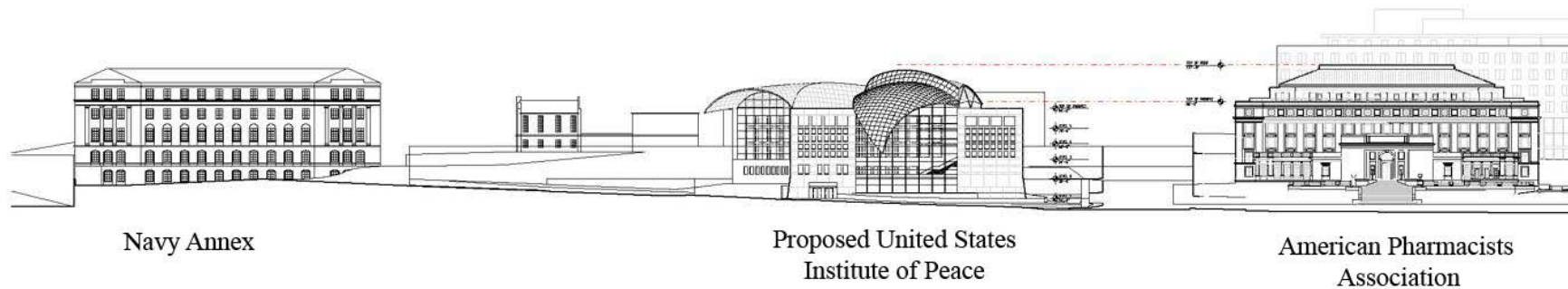
The construction of the new headquarters on the proposed site has the potential to affect the historic L'Enfant and McMillan Plans. On Constitution Avenue, the proposed headquarters would respect the established building line, as illustrated in Figure 4-1. The building would also be consistent in elevation, massing, and materials. The open pedestrian plaza on the south side of the building would mirror the open building yards on the north side of Constitution Avenue, and would maintain the openness of the Constitution Avenue vista. It could, in fact, improve the vista, by anchoring the western end of this grand avenue and replacing a surface parking lot with a symbolic structure.

The construction of the proposed headquarters could also have positive effects on the 23rd Street vista, since the structure would respect the established building line, would be sympathetic in elevation, massing and materials, and would replace surface parking with an architecturally significant structure. Thus, overall effects on the L'Enfant Plan would be positive.

Figure 4-1: Aerial perspective showing the proposed headquarters aligned with setback of existing buildings along Constitution Avenue



Figure 4-2: The elevation of the proposed headquarters would be slightly lower than its neighboring buildings



The proposed headquarters building would not adversely affect historic resources immediately surrounding the site. North of the site, the Old Naval Observatory is sited within a dense urban setting. The construction of the proposed headquarters would not change the character of the setting. In addition, the new building would not obstruct a view from the Lincoln Memorial to the dome of the Observatory. East of the proposed headquarters site, the American Pharmacists Association could be positively affected by the replacement of a surface parking lot with a monumental building devoted to peace.

The Lincoln Memorial, located south of the proposed headquarters site, is set upon a raised terrace, making it dominate the landscape at the west end of the National Mall. As illustrated in Figure 4-3, the headquarters building would be lower in elevation than the Lincoln Memorial and would thus not compete with it visually. In addition, it would blend with the surrounding historic buildings through its massing and materials. Thus, the construction of the proposed Institute headquarters would not have adverse effects on the Lincoln Memorial.

Due to its siting, massing, and materials, the proposed Institute headquarters would not adversely affect the National Mall, West Potomac Park, or the buildings within the Northwest Rectangle Historic District.

Figure 4-3: The elevation of the proposed headquarters would be substantially lower than the Lincoln Memorial



4.2.3 Visual Resources Effects

The visual impact assessment for the proposed action addresses potential changes to views and vistas that can be attributed to establishing the proposed headquarters at the selected site.

Impacts to views and vistas are determined based on an analysis of the existing quality of the view, the sensitivity of the view (such as important views from historic and cultural sites) and the anticipated relationship of the proposed design elements to the existing visual environment.

Both close in and distant views were identified as key views in vicinity of the site. The key views identified were photographed using a 50-millimeter lens, which most closely approximates the human eye. These photographs were then used for further analysis employing computerized visual simulation techniques. The final product provides an accurate representation of the location, scale, and mass of the proposed headquarters.

Visual impacts in the analysis presented below are described in the following categories:

- **No visual impact** – The proposed headquarters would not result in any visual changes.
- **Minor visual impact** – The proposed headquarters would be visible, but would not interfere with views and would not change the character of the existing views.
- **Moderate visual impact** – The proposed headquarters would be visible and would interfere with existing views, but would not change the character of the existing views.
- **Major visual impact** – The proposed headquarters would be visible as a contrasting or dominant element that

interferes with views and substantially changes the character of the existing views.

- **Positive visual impact** – The proposed headquarters would improve a view or the visual appearance of an area.

The Site

The headquarters would replace a terraced asphalt parking lot with an architecturally rich building, similar in materials, massing, and elevation to surrounding historic structures. Thus, the establishment of the Institute headquarters on the site would improve its visual quality.

Views from the Surrounding Area

Locating the proposed headquarters facility at the selected site would enhance the view along Constitution Avenue by anchoring the western point of this grand avenue with a symbolic structure dedicated to peaceful resolution. The proposed headquarters would not be visible from the eastern end of Constitution Avenue from a distance (see Figure 4-4). The building would be shaded by trees and its alignment with existing buildings would diminish its visibility.

The view along 23rd Street would be improved with the construction of the Institute headquarters, since an architecturally rich building would replace a surface parking lot (see Figure 4-5). The building would be visible within a view from Arlington Memorial Bridge (see Figure 4-6). However, the proposed building would not change the character of the view or interfere with the view, and thus impacts to the view would be minor. From the Theodore Roosevelt Bridge (see Figure 4-7), the building would be largely obscured by signage.

Figure 4-4: Distant view of proposed headquarters along Constitution Avenue at 19th Street, looking west



Figure 4-5: View of the proposed headquarters along 23rd Street, looking north



Figure 4-6: View of the proposed headquarters from Arlington Memorial Bridge, looking northeast



Figure 4-7: View of the proposed headquarters (behind the roadways signs) from Theodore Roosevelt Bridge, looking east



The proposed headquarters would be visible from the National Mall and portions of West Potomac Park directly across Constitution Avenue to the south. Visual simulations (see Figure 4-9 and 4-10) of the view from the Vietnam Veterans Memorial and just north of the Lincoln Memorial illustrate that although the headquarters would be visible, the building would be partially shaded by existing trees and vegetation. As previously identified, the overall elevation of the uppermost point of the proposed headquarters (approximately 94 feet) would be lower than that of the Lincoln Memorial (approximately 138 feet), as illustrated on Figure 4-3.

Due to existing vegetation, the proposed headquarters building would not be visible within a view from the Lincoln Memorial to the dome of the Old Naval Observatory.

Figure 4-8: The proposed headquarters would not be visible within from the Lincoln Memorial, when looking north toward the Old Naval Observatory



Figure 4-9a: Existing view towards proposed headquarters site from West Potomac Park, looking north



Figure 4-9b: Simulated view towards the proposed headquarters from West Potomac Park, looking north



Figure 4-10a: Existing view towards proposed headquarters site from the Vietnam Veterans Memorial, looking northwest



Figure 4-10b: Simulated view towards the proposed headquarters from the Vietnam Veterans Memorial, looking northwest



Distant Views

Visual simulations from a distance were also completed to assess the visual impact of the proposed headquarters on the surrounding areas, placing the proposed headquarters in a broader context. Simulations were completed from across the Potomac River, at Netherlands Carillon on Arlington Ridge, and near Lady Bird Johnson Park along George Washington Memorial Parkway. As a result of a request during the final Section 106 consultation meeting, an aerial simulation was also completed. The proposed headquarters site is below the flight path of airplanes heading to Ronald Reagan National Airport; therefore, this aerial simulation was completed to mimic the view from an airplane, as well as to place the proposed facility within the context of Washington, DC from an even broader perspective.

Although the proposed headquarters would be visible from a distance, across the Potomac River from the site, the proposed headquarters would be consistent in elevation, massing, and materials, and would fit in amongst the existing development of this area of Washington, DC. The headquarters would not interfere with existing views or change their character. Thus, impacts to these views would be minor.

Figure 4-11: View of the proposed headquarters from Lady Bird Johnson Park, looking north across the Potomac River



Figure 4-12: View of the proposed headquarters from Netherlands Carillon (Arlington Ridge), looking east across the Potomac River



Figure 4-13: Aerial perspective of proposed headquarters, looking east from Rosslyn



Lighting

The lighting study performed by LAM Partners involved a review of the nearby monuments and buildings as discussed in Section 3.2.3, as well as computer modeling techniques that aid in predicting the expected luminance levels of the proposed facility. The model can simulate lighting levels to predict the nighttime exterior brightness of the headquarters relative to nearby monuments and memorials. The study involved a comparison of the *measured* brightness of nearby memorials and other lighted buildings to the *predicted* brightness of the proposed headquarters roof.

In their review of the project, CFA expressed that the building must not “outshine the nearby monuments” and that the illumination must be “controlled so that it produces a soft and subtle glow.” The computer model used to predict the luminance for the south atrium roof has in it the interior uplights at the top of the wall that light the ceiling/roof underside, and downlights to light the floor. The model predicts lighting levels at the maximum output of the lighting system and can be viewed as a maximum illumination scenario. The roof glow would be a result of the interior lighting filtering through a highly diffusing roof, with no exterior lighting. Lighting will be able to be dimmed to any level from full to zero at any time. The model is based on schematic design information and preliminary estimates of roof transmittance

The estimated luminance as it would be visible from the intersection of 23rd Street and Constitution Avenue would be approximately 5 to 6 cd/m², with a maximum illumination level occurring where the wings of the roof come together, resulting in an estimated luminance of 17 cd/m². The measured

brightness of the proposed headquarters would not exceed that of nearby monuments, memorials, or buildings. The perceived brightness is likely to be even lower as a result of the setting of the headquarters within an already developed area, amongst other lit buildings.

A copy of the lighting report and images produced by LAM Partners is available under separate cover.

4.3 Physical Resource Impacts

4.3.1 Geophysical Resources Impacts

Proposed Headquarters

Geology

A significant amount of disintegrated rock and a portion of bedrock would need to be removed to accommodate the proposed below ground parking facility. Based on boring investigations, rock excavation methods, such as hoe ramming or blasting, are expected to be necessary to construct the lower floor level for the proposed facility. The various levels of fill existing on-site would be reused as they are determined suitable for reuse. The geology of the site would be slightly altered as excavation for the lowest level of parking would reach the depth to bedrock. Based on findings of the geotechnical analysis of the site, it is feasible to develop the site for the purpose of the proposed headquarters and underground parking. Overall, there would be no adverse impacts to geologic resources.

Topography

Construction of the proposed headquarters would require alterations to the site topography to accommodate the construction of an underground parking facility, and the proposed headquarters building. The proposed headquarters would include five stories above grade, with two levels of below grade parking. Soil excavations and grading would be required to prepare the site for construction. It has been

determined that excavated soil would be an appropriate source of material for re-use as fill on the project site.

It is expected that disintegrated rock of Stratum D and bedrock of Stratum E will be present at the foundation levels for the building. A spread footing foundation system will be utilized for the proposed building since it could be founded on very compact disintegrated rock and bedrock. Column footings in the proposed building can be designed for a maximum soil bearing pressure of 30 tsf and wall footings should be designed for a maximum soil bearing pressure of 10 tsf. Total footing settlement would not be expected to exceed about $\frac{3}{4}$ inch and the differential settlement between adjacent footings should not exceed $\frac{1}{2}$ inch. Overall, there would be moderate changes to the topographic profile of the project site to accommodate the proposed headquarters.

Soils

A significant amount of site work would be necessary to regrade and retain soils during the construction phase of the project. Soil disturbance would occur during land clearing, grading, and excavation activities. Site soils would temporarily be disturbed and exposed to wind and stormwater erosion during the clearing of the site, ground disturbance to remove asphalt, placement of fill, soil grading activities, facility construction, and site landscaping. Overall, site preparation and construction activities would have minor impacts on soils due to soil disturbance and compaction.

Based on findings of the Phase II ESA, it was determined that excavated soil is suitable for reuse on site. The soil contains background levels of arsenic that exceed test limits but are

typical of levels naturally occurring in the soils of the District of Columbia.

Soil and groundwater on the site have minimal impacts from contaminants resulting from automotive emissions into stormwater runoff. According to a Phase I Environmental Assessment, the topographical gradient, the historical alteration of the landscape with impervious surfaces, and the existence of open LUST sites near the property create a moderate potential for soil and groundwater contamination.

Any contaminated soils would be excavated, treated, and disposed of at an appropriate facility. Removal of impervious surfaces would improve the existing landscape and overall environmental health of the property.

Mitigation: Appropriate best management practices (BMP) would be implemented during clearing, grading, excavation, and construction activities to minimize potential erosion and sedimentation. A contamination monitoring and mitigation program should be implemented during the soil excavation and transport process.

No Action Alternative

Under the No Action Alternative, the site would remain in its current state, therefore impacts to geology, topography, or soils would not occur.

4.3.2 Water Resources Impacts

Proposed Headquarters

Floodplains

The majority of the proposed headquarters, including the structure and underground parking, would remain outside of the 100-year flood plain and 500-year flood zone; however, a small portion of the southern tip of the proposed headquarters would be located within the 500-year flood zone. The portion of the site that would be within the 500-year floodplain would include hardscaping and landscape features and would not include built structure. Overall, there would be no impact to the floodplain as a result of the proposed headquarters.

Surface Water and Stormwater

Construction of the proposed headquarters would be conducted in adherence to District and US Army Corps of Engineers (USACOE) standards. Construction activities including the removal of the existing asphalt surface and excavation would temporarily expose soils within the boundaries of the project site. Exposed soils would potentially be subject to erosion due to stormwater runoff and create a minor potential for conveyance of sediment into the stormwater collection system. Therefore, minor negative impacts to surface water could potentially result during the construction phase of the project.

Replacing the existing asphalt surface parking would provide an opportunity to decrease stormwater runoff and improve the treatment of runoff. Establishment of the proposed headquarters at the site would likely result in positive water

quality impacts by reducing stormwater runoff and potentially increasing groundwater recharge.

Mitigation: Implementation of appropriate best management practices to control sedimentation and stormwater would avoid or minimize the potential for impacts on water bodies in the District.

Wetlands

There are no wetlands on or in proximity to the project site. Therefore, impacts to wetlands would not occur as a result of the establishment of the proposed headquarters.

Groundwater

The construction of the proposed headquarters would have minimal impact on the topographical gradient of the project site, potentially altering the existing fluctuating groundwater levels, southwesterly flow, and intensity through the site. Adherence to federal and District of Columbia regulations would minimize potential impacts to the localized groundwater flow.

Groundwater observations made through test boring investigation reveal groundwater at or above the proposed lowest floor slab elevation. Therefore, an underfloor subdrainage system would be necessary to relieve hydrostatic pressures below the lowest floor grades and behind basement walls. Subdrainage would be needed beneath the lowest parking level because it is below the depth at which groundwater was observed on the site. Collected groundwater

would then drain to sump pits installed below the lowest floor level for outlet pumping.

Mitigation: If localized perched groundwater is encountered during excavation, appropriate dewatering techniques should be implemented for the duration of the subsurface installation in adherence to District ordinances and USACOE regulations for erosion, sediment control, and stormwater management. Implementation of best management practices directed toward stormwater management and dewatering would minimize impacts like erosion and drainage into the proposed underground parking garage.

No Action Alternative

Under the No Action Alternative, the site would remain in its current state. Therefore, there would be no impact to water resources.

4.3.3 Vegetation and Wildlife Habitat Impacts

Proposed Headquarters

Establishment of the proposed headquarters and associated landscape features would add vegetation to the site through a landscape plan. The landscape would only be suitable habitat for urban species of wildlife.

No Action Alternative

Under the No Action Alternative, the limited on-site vegetation and wildlife would remain in its current condition.

4.3.4 Air Quality Impacts

Proposed Headquarters

Establishment of the proposed headquarters could result in short-term construction-related impacts to air quality as a result of soil excavation, and construction of the facility. Air quality could be affected by trucks accessing the site; vehicle emissions from construction worker vehicles driven to and from the site; and fugitive dust from soil excavation and site disturbance.

Operation of the proposed headquarters would not result in the introduction of new air pollution sources, and would have minimal impact on air quality. As a result of the relocation of jobs and maintaining the same number of parking spaces as currently exist at the site, the proposed headquarters would not result in an increase in air emissions. The relocation and containment of parking in an underground parking garage, along with the introduction of new trees and plant life, would decrease exposure of pedestrians and wildlife to vehicular emissions and would improve air quality.

Establishment of the proposed headquarters, in combination with the ongoing and planned projects identified in Section 1.5, would generate minor short-term cumulative impacts to air quality during construction, adding to the current pollutant emissions within the District, which is designated as a “severe” non-attainment area for ozone. Overall, operational air quality impacts would be negligible.

Mitigation: Implementation of appropriate best management practices during construction would reduce, minimize, or

eliminate construction vehicle and equipment emissions. Chemicals, such as paints and solvents used during construction would be contained to avoid drifting and blowing of fumes and dust particles into adjacent areas.

No Action Alternative

Under the No Action Alternative, existing on-site and regional air quality would not be changed, therefore no impacts would result.

4.3.5 Noise Levels Impacts

Proposed Headquarters

The breaking and removal of existing asphalt surface, soil excavation, hauling of materials, and construction of the facility would generate a moderate increase in daytime noise levels. Trucks carrying construction materials to and from the site could create a minor adverse noise impact on the area surrounding the project site; however, the roadways bordering the site, Constitution Avenue, 23rd Street, and the interstate on-ramps, carry high volumes of traffic. In addition, construction would be conducted in accordance with DC noise control regulations. Therefore, construction related transportation impacts would be negligible. The operation of the facility should not result in adverse noise effects.

Mitigation: Best management practices and construction procedures will be implemented during construction of the proposed headquarters at the sources as necessary to meet District of Columbia Noise Control Regulations standards. Construction specifications should require the selection of

truck routes that will minimize the potential for truck noise impact during construction. In addition, the construction contractor should post a public notice along the perimeter of the construction area that, at a minimum, provides the hours of construction and the name and telephone number of the local agency in charge of enforcing the District of Columbia Noise Control Regulations. Construction noise will be monitored to keep noise within regulated standards.

No Action Alternative

Under the No Action Alternative, the headquarters would not be established at the selected site, the existing parking use would remain on site, and noise levels would be unchanged.

4.4 Transportation Systems

4.4.1 Roadways and Traffic Patterns Impacts

This section evaluates the transportation impacts that would likely result from the establishment of the proposed headquarters at the selected site. Transportation impacts are estimated based on the transportation analysis completed by Wells and Associates. The future volumes are forecasted based on background future traffic volumes, displaced parking lot traffic, replaced parking lot traffic, future site-generated trips, and future land use and traffic controls.

Proposed Headquarters

The distribution of peak hour site-generated trips was determined based on existing traffic counts, local knowledge, previous area studies, and engineering judgment. It is estimated that approximately 25% of all site-generated trips would approach from the north on 23rd Street, 25% from the east on Constitution Avenue, 20% from the west off of I-66 onto Constitution Avenue, and 30% from the south on 23rd Street, traveling on Route 50 and the Arlington Memorial Bridge. Vehicular access to the headquarters' port cochere, parking garage, and truck dock would be provided by a driveway located approximately 353 feet north of Constitution Avenue and 63 feet south of C Street.

The proposed headquarters and replacement parking is estimated to generate minimal increase in trip generation, increasing the AM peak hour trips from 31 to 33 and PM peak hour trips from 29 to 31. It is estimated that 33% of Institute employees would drive alone or carpool and 67% would commute by public transportation, bicycle, and/or walking.

Total future intersection levels of service were calculated at the study intersections based on future lane use and traffic controls, total future peak hour vehicular traffic forecasts, existing traffic signal timings, and the Synchro capacity analysis technique. The proposed access point oriented to 23rd Street was evaluated under signal control. The existing signals at C Street, the US Navy Annex driveway, and the proposed headquarters driveway signal were assumed to operate as a demand-responsive, clustered system. Consistent with future conditions without the proposed headquarters, all of the study intersections operate at acceptable LOS "C" or better during both the AM and PM peak hours, with the exception of the stop sign controlled exit approach from the APhA. A minor increase in delay was observed due to the increase in site development traffic nearby. The 23rd Street/ Constitution Avenue intersection would continue to operate near capacity. The site entrance operating under pre-timed conditions with the adjacent signals would operate at an overall LOS "A" or better during the peak periods. Consistent with pre-timed signal conditions, the actuated, loop detector, or video system, signal continued to operate at an overall at LOS "A" or better. Overall, roadways would continue to operate at approximately the same levels; therefore, negligible impact would occur.

Temporary impacts resulting from construction activities at the site could result from construction vehicles accessing the site. Access to the site by construction vehicles would be consistent with District regulations. In order to minimize impacts of construction activities associated with the proposed headquarters, construction activities would be conducted in accordance with the District of Columbia controls listed in the Manual on Uniform Traffic Control Devices and any other applicable District of Columbia requirements such as those

listed in the District of Columbia Department of Public Works Traffic Control Manual, Standard Specifications for Highways and Structure.

In terms of cumulative impacts, it has been determined that the APhA addition could result in traffic delays at the intersection of Constitution Avenue with 23rd Street, which would continue to operate at LOS D. Overall, there would not be a cumulative adverse impact as a result of the proposed project.

Mitigation: For any project that would increase the employment level of a site to 500 or more persons, NCPC guidelines require that a Transportation Management Plan (TMP) be prepared. Based upon the estimated 240 employees to be located at the proposed headquarters, a TMP would not be necessary; however, a TMP will be prepared for conferences and events held at the headquarters. The Institute would submit its TMP to the NCPC for approval.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established. Therefore, there would be no impact to the existing roadway network and traffic conditions.

4.4.2 Vehicular Parking Impacts

Proposed Headquarters

The construction of the proposed headquarters would temporarily displace the existing parking on site. However, the Institute would work with the US Navy to coordinate

temporary replacement parking during the construction phase, as stipulated in the property transfer agreement.

The proposed headquarters facility would include the construction of an underground parking garage with a capacity of 230 parking spaces. The planned 230 on-site parking spaces would meet projected parking demand, based on Federal Parking Policy requirements, with 90 spaces being provided on-site for Institute employees and 140 spaces being provided for US Navy employees, as stipulated in the property transfer agreement. On-site parking would not be provided for visitors to the facility.

As discussed in 4.1.3: Visitation, it is not expected that the proposed headquarters would substantially alter the total amount of visitation to this area of Washington, DC. Visitors to the public education center are likely to include pedestrians coming from the National Mall and other nearby attractions, who take tour buses or another means of public transit to access their destination. Generally, the demand for parking resulting from visitation to the public education center would not be expected to significantly increase.

The holding of private events and conferences may result in a slight increase in the demand for parking at the proposed headquarters. Due to the limited amount of public parking in the area, the Institute would likely arrange for on-site parking to be provided for guests during such events, minimizing impacts on parking demand resulting from the increased visitors to the area during those events.

Mitigation: The Institute should coordinate the use of temporary replacement parking during the construction of the

proposed headquarters for the US Navy employees who currently use the existing parking lot. A parking management plan would be implemented during private events or conferences held at the proposed headquarters.

No Action Alternative

The No Action Alternative would result in changes to the need for or availability of parking. The site would remain an impervious, paved parking lot used by US Navy and State Department employees.

4.4.3 Public Transportation Impacts

Proposed Headquarters

Visitors to the headquarters would likely include pedestrians from the National Mall, visitors who were already dropped off by public transportation at an attraction nearby, and those dropped off directly at the site, arriving by arranged group transportation. Visitors to the proposed headquarters would not likely cause a significant increase in demand for public transportation. Most conference center attendees would be expected to arrive to the headquarters by public transportation or taxi.

A lay by lane would accommodate school, tour and shuttle buses, automobiles, and taxis accessing the headquarters. The proposed lay by lane would be located on the western side of 23rd Street and would be approximately eight feet wide and 97 feet long with 18 feet of angled transition space at each end. This would enable passenger pickup and drop-off without impeding traffic on the southbound 23rd Street.

Mitigation: The Institute would coordinate with WMATA should changes to the transit system routes or schedules be necessary.

No Action Alternative

Under the No Action Alternative, impacts to the existing public transportation system would not occur.

4.4.4 Pedestrian and Bicycle Circulation Impacts

Proposed Headquarters

Short-term impacts may result to pedestrian and bicycle circulation as a result of construction activities. The area would not be accessible by pedestrians. Minimal pedestrian activity occurs in the area; however, appropriate signage would be posted near the site to redirect pedestrians away from the site during this time. Once completed, appropriate signage would be erected to guide pedestrians to the headquarters, who would be expected to use the marked pedestrian crosswalks across Constitution Avenue and 23rd Street.

The majority of visitors to the Public Education Center would likely include pedestrians coming from the National Mall, across Constitution Avenue from the site. Pedestrians would be required to cross over Constitution Avenue and 23rd Street to access the main entry. Signalized pedestrian crosswalks are already in place and would be used by visitors to the Public Education Center. Increased pedestrian activity in the area would not be expected to increase the likelihood of pedestrian/vehicle conflict since transportation controls are already in place.

The proposed Institute headquarters would encourage the expansion of efficient and user-friendly pedestrian pathways and bicycle routes adjacent to the site. Sidewalks and bicycle routes would enrich the connectivity of primary locations like the Columbia Plaza, the Foggy Bottom Metro Station, the Lincoln Memorial, and the National Mall. Pedestrian entrances/exits would be located on 23rd Street at a pedestrian plaza oriented towards Constitution Avenue and at the 23rd Street vehicular access point.

In terms of cumulative impacts, the proposed Vietnam Veterans Memorial Visitor Center to be located across Constitution Avenue from the proposed headquarters may result in a shift in pedestrian movement, directing pedestrian to the west, across Henry Bacon Drive and 23rd Street prior to crossing Constitution Avenue. Signalized pedestrian crossings are in place at both of these intersections and no cumulative adverse impacts would be expected to result. Additional pedestrian activity in the area would be attributable to the APhA headquarters across 23rd Street from the proposed Institute headquarters. This project may also result in an increase in pedestrian volumes crossing Constitution Avenue; however, because of the minimal pedestrian activity in the area and the presence of controlled pedestrian crossing, no cumulative adverse impacts would be expected to result.

Overall, the proposed headquarters would improve an area that currently maintains minimal pedestrian activity and would encourage increased pedestrian activity.

Mitigation: Appropriate signage would be erected to direct pedestrians away from the site during construction activities.

Appropriate wayfinding signage would also be erected once the proposed headquarters is in operation.

No Action Alternative

Under the No Action Alternative, the proposed Institute headquarters would not be constructed. Therefore, there would be no impact to the existing pedestrian and bicycle network.

4.5 Utilities and Infrastructure

4.5.1 Water Supply Impacts

Proposed Headquarters

The DC Water and Sewer Authority (WASA) provides water services to the site and surrounding area. It is proposed that an 8-inch water connection be made to the 8-inch water main located at the intersection of C and 23rd Streets just north of the project site. This 8-inch main could then be extended south in 23rd Street with a 4-inch domestic service line and meter being extended west to the site and further south, and a 6-inch fire service line being extended west to serve the fire suppression system within the proposed building. Overall, construction and operation of the proposed headquarters would have negligible impacts on the District of Columbia's aggregate water demand.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established; therefore, impacts to the water supply system would not occur.

4.5.2 Sanitary Sewer/Stormwater Management Systems Impacts

Proposed Headquarters

DC regulations require volume of stormwater runoff to be controlled so that, during construction and operation, the peak stormwater flows are not greater than pre-construction levels. Although stormwater runoff volumes are not expected to

increase, the implementation of stormwater management practices along with cleaner surfaces, increased vegetation, and a subsurface drainage system would treat the water, upgrade stormwater draining, and improve water quality.

The identified 6'6" sewer line would be relined and would remain in place. The 6'6" combined sewer that flows diagonally through the site is available for sanitary sewerage and a connection is proposed at an existing manhole immediately outside the east property line near its midpoint.

Existing sewer lines and stormwater drains would be reconfigured to support stormwater management and would discharge to the Washington, DC municipal storm and sanitary sewer system (combined sewer system). A 2' x 3' storm sewer is located in 23rd Street and it is proposed that the stormwater management structure proposed near the southeast corner of the site be connected to the storm sewer by means of a 12-inch pipe.

The feasibility and planning of relocating the sewer lines is being coordinated with WASA.

Mitigation: The Institute should consider incorporating Low Impact Development design features including, bioretention areas, into its landscape plan for the proposed headquarters to further reduce potential stormwater effects. Inclusion of bioretention areas would enable greater water quality control while enhancing the landscape design of the site.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established; therefore, impacts to stormwater drainage/sewer systems would not occur.

4.5.3 Energy Systems Impacts

Proposed Headquarters

The electrical service requirements would be supplied from PEPCO's underground electrical distribution system in 23rd Street. This would include normal electrical needs and could include additional electrical power requirements for heating and cooling of the proposed structure once the choice of alternate energy sources for these requirements is determined.

Washington Gas would supply gas service to the site. While service was previously available in 23rd Street, records indicate that this service has been abandoned in 23rd and C Streets. This could mean that the nearest connection point to existing natural gas service would be to a 6-inch main at the intersection of "C" and 22nd Streets.

Steam service lines currently exist below grade throughout the site. GSA has this service available in piping located in an underground tunnel that traverses the northern part of the site. These lines would be temporarily relocated during construction and re-rerouted through the building as part of the construction process.

No Action Alternative

Under the No Action Alternative, the proposed headquarters would not be established at the site. Therefore, there would be no impacts to energy systems.

4.5.4 Solid Waste Disposal Impacts

Proposed Headquarters

Construction of the proposed headquarters and redesigning of property landscape would produce solid waste that would be systematically removed by a licensed solid waste contractor and disposed off site.

Mitigation: The implementation of best management practices like the installation of trash and recycling receptacles would enhance the proposed headquarters' environmental health and visual appearance.

No Action Alternative

Under the No Action Alternative, the headquarters building would not be constructed on the site. Thus, there would be no impacts to the solid waste disposal system.

4.5.5 Hazardous Materials and Waste Impacts

Proposed Headquarters

The proposed Institute headquarters would address environmental concerns and encourage the removal and sound disposal of any potential hazardous materials (e.g. polychlorinated biphenyls, asbestos, lead, volatile organic compounds) that may have been the result of past uses of the proposed site: a power plant, barracks, and potential dental and medical research facilities. The proposed headquarters would not include installation of above and/or underground storage tanks. Herbicides and pesticides that may be used in the maintenance of the grounds would be in compliance with standards established by the Environmental Protection Agency and the District of Columbia Department of Environmental Protection. Overall, no impact to hazardous materials and waste would be expected to result.

No Action Alternative

Under the No Action Alternative, hazardous materials or environmental contaminants located on the proposed project site would remain in the soil and/or groundwater capped by impervious surfaces, and would follow southwesterly surface and groundwater flows. Thus, the positive impacts resulting from the clean up of the site would not occur.

UNITED STATES INSTITUTE OF PEACE
Proposed Headquarters
Environmental Assessment

Appendix A: United States Institute of Peace Act

APPENDIX A: The United States Institute of Peace Act**THE UNITED STATES INSTITUTE OF PEACE ACT**

Title XVII of the Defense Authorization Act of 1985, Public Law No. 98-525 (Oct. 19, 1984), 98 Stat. 2492, 2649, 22 U.S.C. 4601-4611, as enacted.

SHORT TITLE

Sec. 1701. This title may be cited as the "United States Institute of Peace Act".

DECLARATION OF FINDINGS AND PURPOSES

Section 1702. (a) The Congress finds and declares that—

- (1) a living institution embodying the heritage, ideals, and concerns of the American people for peace would be a significant response to the deep public need for the Nation to develop fully a range of effective options, in addition to armed capacity, that can leash international violence and manage international conflict;
- (2) people throughout the world are fearful of nuclear war, are divided by war and threats of war, are experiencing social and cultural hostilities from rapid international change and real and perceived conflicts over interests, and are diverted from peace by the lack of problem-solving skills for dealing with such conflicts;
- (3) many potentially destructive conflicts among nations and peoples have been resolved constructively and with cost efficiency at the international, national, and community levels through proper use of such techniques as negotiation, conciliation, mediation, and arbitration;
- (4) there is a national need to examine the disciplines in the social, behavioral, and physical sciences and the arts and humanities with regard to the history, nature, elements, and future of peace processes, and to bring together and develop new and tested techniques to promote peaceful economic, political, social, and cultural relations in the world;
- (5) existing institutions providing programs in international affairs, diplomacy, conflict resolution, and peace studies are essential to further development of techniques to promote peaceful resolution of international conflict, and the peacemaking activities of people in such institutions, government, private enterprise, and voluntary associations can be strengthened by a national institution devoted to international peace research, education and training, and information services;
- (6) there is a need for Federal leadership to expand and support the existing international peace and conflict resolution efforts of the Nation and to develop new comprehensive peace education and training programs, basic and applied research projects, and programs providing peace information;
- (7) the Commission on Proposals for the National Academy of Peace and Conflict Resolution, created by the Education Amendments of 1978, recommended establishing an academy as a highly desirable investment to further the Nation's interest in promoting international peace;
- (8) an institute strengthening and symbolizing the fruitful relation between the world of learning and the world of public affairs, would be the most efficient and immediate means for the Nation to enlarge its capacity to promote the peaceful resolution of international conflicts; and
- (9) the establishment of such an institute is an appropriate investment by the people of this Nation to advance the history, science, art, and practice of international peace and the resolution of conflicts among nations without the use of violence.

(b) It is the purpose of this title to establish an independent, nonprofit, national institute to serve the people and the Government through the widest possible range of education and training, basic and applied research opportunities, and peace information services on the means to promote international peace and the resolution of conflicts among the nations and peoples of the world without recourse to violence.

DEFINITIONS

Sec. 1703. As used in this title, the term—

- (1) "Institute" means the United States Institute of Peace established by this title; and
- (2) "Board" means the Board of Directors of the Institute.

ESTABLISHMENT OF THE INSTITUTE

Sec. 1704. (a) There is hereby established the United States Institute of Peace.

(b) The Institute is an independent nonprofit corporation and an organization described in section 170(c)(2)(B) of the Internal Revenue Code of 1954. The Institute does not have the power to issue any shares of stock or to declare or pay any dividends.

(c) As determined by the Board, the Institute may establish, under the laws of the District of Columbia, a legal entity which is capable of receiving, holding, and investing public funds for purposes in furtherance of the Institute under this title. The Institute may designate such legal entity as the "Endowment of the United States Institute of Peace".

(d) The Institute is liable for the acts of its directors, officers, employees, and agents when acting within the scope of their authority.

(e) (1) The Institute has the sole and exclusive right to use and to allow or refuse others to use the terms "United States Institute of Peace", "Jennings Randolph Program for International Peace", and "Endowment of the United States Institute of Peace" and the use of any official United States Institute of Peace emblem, badge, seal, and other mark or recognition or any colorable simulation thereof. No powers or privileges hereby granted shall interfere or conflict with established or vested rights secured as of September 1, 1981.

(2) Notwithstanding any other provision of this title, the Institute may use "United States" or "U.S." or any other reference to the United States Government or Nation in its title or in its corporate seal, emblem, badge, or other mark of recognition or colorable simulation thereof in any fiscal year only if there is an authorization of appropriations for the Institute for such fiscal year provided by law.

POWERS AND DUTIES

Sec. 1705. (a) The Institute may exercise the powers conferred upon a nonprofit corporation by the District of Columbia Nonprofit Corporation Act consistent with this title, except for section 5(o) of the District of Columbia Nonprofit Corporation Act [D.C. Code, sec. 29-1005(o)].

(b) The Institute, acting through the Board, may—

- (1) establish a Jennings Randolph Program for International Peace and appoint, for periods up to two years, scholars and leaders in peace from the United States and abroad to pursue scholarly inquiry and other appropriate forms of communication on international peace and conflict resolution and, as appropriate, provide stipends, grants, fellowships, and other support to the leaders and scholars;
- (2) enter into formal and informal relationships with other institutions, public and private, for purposes not inconsistent with this title;
- (3) conduct research and make studies, particularly of an interdisciplinary or of a multi-disciplinary nature, into the causes of war and other international conflicts and the elements of peace among the nations and peoples of the world, including peace theories, methods, techniques, programs, and systems, and into the experiences of the United States and other nations in resolving conflicts with justice and dignity and without

violence as they pertain to the advancement of international peace and conflict resolution, placing particular emphasis on realistic approaches to past successes and failures in the quest for peace and arms control and utilizing to the maximum extent possible United States Government documents and classified materials from the Department of State, the Department of Defense, the Arms Control and Disarmament Agency, and the intelligence community;

(4) develop programs to make international peace and conflict resolution research, education, and training more available and useful to persons in government, private enterprise, and voluntary associations, including the creation of handbooks and other practical materials;

(5) provide, promote, and support peace education and research programs at graduate and postgraduate levels;

(6) conduct training, symposia, and continuing education programs for practitioners, policymakers, policy implementers, and citizens and noncitizens directed to developing their skills in international peace and conflict resolution;

(7) develop, for publication or other public communication, and disseminate, the carefully selected products of the Institute;

(8) establish a clearinghouse and other means for disseminating information, including classified information that is properly safeguarded, from the field of peace learning to the public and to government personnel with appropriate security clearances;

(9) recommend to the Congress the establishment of United States Medal of Peace to be awarded under such procedures as the Congress may determine, except that no person associated with the Institute may receive the United States Medal of Peace; and

(10) secure directly, upon request of the president of the Institute to the head of any Federal department or agency and in accordance with section 552 of title 5, United States Code (relating to freedom of information), information necessary to enable the Institute to carry out the purposes of this title if such release of the information would not unduly interfere with the proper function of a department or agency, including classified information if the Institute staff and members of the Board who have access to such classified information obtain appropriate security clearances from the Department of Defense and the Department of State.

(c) The Institute may undertake extension and outreach activities under this title by making grants and entering into contracts with institutions of postsecondary, community, secondary, and elementary education (including combinations of such institutions), with public and private educational, training, or research institutions (including the American Federation of Labor—the Congress of Industrial Organizations) and libraries, and with public departments and agencies (including State and territorial departments of education and of commerce). No grant may be made to an institution unless it is a nonprofit or official public institution, and at least one-fourth of the Institute's annual appropriations shall be paid to such nonprofit and official public institutions. A grant or contract may be made to—

(1) initiate, strengthen, and support basic and applied research on international peace and conflict resolution;

(2) promote and advance the study of international peace and conflict resolution by educational, training, and research institutions, department, and agencies;

(3) educate the Nation about and educate and train individuals in peace and conflict resolution theories, methods, techniques, programs, and systems;

(4) assist the Institute in its publication, clearinghouse, and other information services programs;

(5) assist the Institute in the study of conflict resolution between free trade unions and Communist-dominated organizations in the context of the global struggle for the protection of human rights; and

(6) promote the other purposes of this title.

(d) The Institute may respond to the request of a department or agency of the United States Government to investigate, examine, study, and report on any issue within the Institute's competence, including the study of past negotiating histories and the use of classified materials.

- (e) The Institute may enter into contracts for the proper operation of the Institute.
- (f) The Institute may fix the duties of its officers, employees, and agents, and establish such advisory committees, councils, or other bodies, as the efficient administration of the business and purposes of the Institute may require.
- (g) (1) Except as provided in paragraphs (2) and (3), the Institute may obtain grants and contracts, including contracts for classified research for the Department of State, the Department of Defense, the Arms Control and Disarmament Agency, and the intelligence community, and receive gifts and contributions from government at all levels.
(2) The Institute may not accept any gift, contribution, or grant from, or enter into any contract with, a foreign government, any agency or instrumentality of such government, any international organization, or any foreign national, except that the Institute may accept the payment of tuition by foreign nationals for instruction provided by the Institute. For the purposes of this paragraph, the term—
(A) "foreign national" means—
(i) a natural person who is a citizen of a foreign country or who owes permanent allegiance to a foreign country; and
(ii) a corporation or other legal entity in which natural persons who are nationals of a foreign country own, directly or indirectly, more than 50 percent of the outstanding capital stock or other beneficial interest in such legal entity; and
(B) "person" means a natural person, partnership, association, other unincorporated body, or corporation.
(3) Notwithstanding any other provision of this title, the Institute and the legal entity described in section 1704(c) may not obtain any grant or contract or receive any gift or contribution from any private agency, organization, corporation or other legal entity, institution, or individual.
- (h) The Institute may charge and collect subscription fees and develop, for publication or other public communication, and disseminate, periodicals and other materials.
- (i) The Institute may charge and collect fees and other participation costs from persons and institutions participating in the Institute's direct activities authorized in subsection (b).
- (j) The Institute may sue and be sued, complain, and defend in any court of competent jurisdiction.
- (k) The Institute may adopt, alter, use, and display a corporate seal, emblem, badge, and other mark of recognition and colorable simulations thereof.
- (l) The Institute may do any and all lawful acts and things necessary or desirable to carry out the objectives and purposes of this title.
- (m) The Institute shall not itself undertake to influence the passage or defeat of any legislation by the Congress of the United States or by any State or local legislative bodies, or by the United Nations, except that the personnel of the Institute may testify or make other appropriate communication when formally requested to do so by a legislative body, a committee, or a member thereof.
- (n) The Institute may obtain administrative support services from the Administrator of General Services on a reimbursable basis.

BOARD OF DIRECTORS

Sec. 1706. (a) The powers of the Institute shall be vested in a Board of Directors unless otherwise specified in this title.

(b) The Board shall consist of fifteen voting members as follows:

(1) The Secretary of State (or if the Secretary so designates, another officer of the Department of State who was appointed with the advice and consent of the Senate).

(2) The Secretary of Defense (or if the Secretary so designates, another officer of the Department of Defense who was appointed with the advice and consent of the Senate).

- (3) The Director of the Arms Control and Disarmament Agency (or if the Director so designates, another officer of that Agency who was appointed with the advice and consent of the Senate).
 - (4) The president of the National Defense University (or if the president so designates, the vice president of the National Defense University).
 - (5) Eleven individuals appointed by the President, by and with the advice and consent of the Senate.
 - (c) Not more than eight voting members of the Board [including members described in paragraphs (1) through (4) of subsection (b)] may be members of the same political party.
 - (d) (1) Each individual appointed to the Board under subsection (b)(5) shall have appropriate practical or academic experience in peace and conflict resolution efforts of the United States.
 - (2) Officers and employees of the United States Government may not be appointed to the Board under subsection (b)(5).
 - (e) (1) Members of the Board appointed under subsection (b)(5) shall be appointed to four year terms, except that—
 - (A) the term of six of the members initially appointed shall be two years, as designated by the President at the time of their nomination;
 - (B) a member may continue to serve until his or her successor is appointed; and
 - (C) a member appointed to replace a member whose term has not expired shall be appointed to serve the remainder of that term.
 - (2) The terms of the members of the Board initially appointed under subsection (b)(5) shall begin on January 20, 1985, and subsequent terms shall begin upon the expiration of the preceding term, regardless of when a member is appointed to fill that term.
 - (3) The President may not nominate an individual for appointment to the Board under subsection (b)(5) prior to January 20, 1985, but shall submit the names of eleven nominees for initial Board membership under subsection (b)(5) not later than ninety days after that date. If the Senate rejects such a nomination or if such nomination is withdrawn, the President shall submit the name of a new nominee within fifteen days.
 - (4) An individual appointed as a member of the Board under subsection (b)(5) may not be appointed to more than two terms on the Board.
 - (f) A member of the Board appointed under subsection (b)(5) may be removed by the President—
 - (1) in consultation with the Board, for conviction of a felony, malfeasance in office, persistent neglect of duties, or inability to discharge duties;
 - (2) upon the recommendation of eight voting members of the Board; or
 - (3) upon the recommendation of a majority of the members of the Committee on Foreign Affairs and the Committee on Education and Labor of the House of Representatives and a majority of the members of the Committee on Foreign Relations and the Committee on Labor and Human Resources of the Senate.
- A recommendation made in accordance with paragraph (2) may be made only pursuant to action taken at a meeting of the Board, which may be closed pursuant to the procedures of subsection (h)(3). Only members who are present may vote. A record of the vote shall be maintained. The President shall be informed immediately by the Board of the recommendation.
- (g) No member of the Board may participate in any decision, action, or recommendation with respect to any matter which directly and financially benefits the member or pertains specifically to any public body or any private or nonprofit firm or organization with which the member is then formally associated or has been formally associated within a period of two years, except that this subsection shall not be construed to prohibit an ex officio member of the Board from participation in actions of the Board which pertain specifically to the public body of which the member is an officer.
 - (h) Meetings of the Board shall be conducted as follows:

- (1) The President shall stipulate by name the nominee who shall be the first Chairman of the Board. The first Chairman shall serve for a term of three years. Thereafter, the Board shall elect a Chairmen every three years from among the directors appointed by the President under subsection (b)(5) and may elect a Vice Chairman if so provided by the Institute's bylaws.
- (2) The Board shall meet at least semiannually, at any time pursuant to the call of the Chairman, or as requested in writing to the Chairman by at least five members of the Board. A majority of the members of the Board shall constitute a quorum for any Board meeting.
- (3) All meetings of the Board shall be open to public observation and shall be preceded by reasonable public notice. Notice in the Federal Register shall be deemed to be reasonable public notice for purposes of the preceding sentence. In exceptional circumstances, the Board may close portions of a meeting, upon a majority vote of its members present and with the vote taken in public session, which are likely to disclose information likely to affect adversely any ongoing peace proceeding or activity or to disclose information or matters exempted from public disclosure pursuant to subsection (c) of section 552b of title 5, United States Code.
- (i) A director appointed by the President under subsection (b)(5) shall be entitled to receive the daily equivalent of the annual rate of basic pay in effect for grade GS-18 of the General Schedule under section 5332 of title 5, United States Code, for each day during which the director is engaged in the performance of duties as a member of the Board.
- (j) While away from his home or regular place of business in the performance of duties for the Institute, a director shall be allowed travel expenses, including a per diem in lieu of subsistence, not to exceed the expenses allowed persons employed intermittently in Government service under section 5703(b) of title 5, United States Code.

OFFICERS AND EMPLOYEES

- Sec. 1707. (a) The Board shall appoint the president of the Institute and such other officers as the Board determines to be necessary. The president of the Institute shall be a nonvoting ex officio member of the Board. All officers shall serve at the pleasure of the Board. The president shall be appointed for an explicit term of years. Notwithstanding any other provision of law limiting the payment of compensation, the president and other officers appointed by the Board shall be compensated at rates determined by the Board, but no greater than that payable for level I of the Executive Schedule under chapter 53 of title 5, United States Code.
- (b) Subject to the provisions of section 1705(h)(3), the Board shall authorize the president and other officials or employees it designates to receive and disburse public moneys, obtain and make grants, enter into contracts, establish and collect fees, and undertake all other activities for the efficient and proper functioning of the Institute.
- (c) The president, subject to the Institute's bylaws and general policies established by the Board, may appoint, fix the compensation of, and remove such employees of the Institute as the president determines necessary to carry out the purposes of the Institute. In determining employee rates of compensation, the president shall be governed by the provisions of title 5, United States Code, relating to classification and General Schedule pay rates.
- (d) (1) The President may request the assignment of any Federal officer or employee to the Institute by an appropriate department, agency, or congressional official or Member of Congress and may enter into an agreement for such assignment, if the affected officer or employee agrees to such assignment and such assignment causes no prejudice to the salary, benefits, status, or advancement within the department, agency, or congressional staff of such officer or employee.
- (2) The Secretary of State, the Secretary of Defense, the Director of the Arms Control and Disarmament Agency, and the Director of Central Intelligence each may assign officers and employees of his respective department or agency, on a rotating basis to be determined by the Board, to

the Institute if the affected officer or employee agrees to such assignment and such assignment causes no prejudice to the salary, benefits, status, or advancement within the respective department or agency of such officer or employee.

(e) No officer or full-time employee of the Institute may receive any salary or other compensation for services from any source other than the Institute during the officer's or employee's period of employment by the Institute, except as authorized by the Board.

(f) (1) Officers and employees of the Institute shall not be considered officers and employees of the Federal Government except for purposes of the provisions of title 28, United States Code, which relate to Federal tort claims liability, and the provisions of title 5, United States code, which relate to compensation and benefits, including the following provisions: chapter 51 (relating to classification); subchapters I and III of chapter 53 (relating to pay rates); subchapter I of chapter 81 (relating to compensation for work injuries); chapter 83 (relating to civil service retirement); chapter 87 (relating to life insurance); and chapter 89 (relating to health insurance). The Institute shall make contributions at the same rates applicable to agencies of the Federal Government under the provisions of title 5 referred to in this section.

(2) No federal funds shall be used to pay for private fringe benefit programs. The Institute shall not make long-term commitments to employees that are inconsistent with rules and regulations applicable to Federal employees.

(g) No part of the financial resources, income, or assets of the Institute or of any legal entity created by the Institute shall inure to any agent, employee, officer, or director or be distributable to any such person during the life of the corporation or upon dissolution or final liquidation. Nothing in this section may be construed to prevent the payment of reasonable compensation for services or expenses to the directors, officers, employees, and agents of the Institute in amounts approved in accordance with the provisions of this title.

(h) The Institute shall not make loans to its directors, officers, employees, or agents, or to any legal entity created by the Institute. A director, officer, employee, or agent who votes for or assents to the making of a loan or who participates in the making of a loan shall be jointly and severally liable to the Institute for the amount of the loan until repayment thereof.

PROCEDURES AND RECORDS

Sec. 1708. (a) The Institute shall monitor and evaluate and provide for independent evaluation if necessary of programs supported in whole or in part under this title to ensure that the provisions of this title and the bylaws, rules, regulations, and guidelines promulgated pursuant to this title are adhered to.

(b) The Institute shall prescribe procedures to ensure that grants, contracts, and financial support under this title are not suspended unless the grantee, contractor, or person or entity receiving financial support has been given reasonable notice and opportunity to show cause why the action should not be taken.

(c) In selecting persons to participate in Institute activities, the Institute may consider a person's practical experience or equivalency in peace study and activity as well as other formal requirements.

(d) The Institute shall keep correct and complete books and records of account, including separate and distinct accounts of receipts and disbursements of Federal funds. The Institute's annual financial report shall identify the use of such funding and shall present a clear description of the full financial situation of the Institute.

(e) The Institute shall keep minutes of the proceedings of its Board and of any committees having authority under the Board.

(f) The Institute shall keep a record of the names and addresses of its Board members; copies of this title, of any other Acts relating to the Institute, and of all Institute bylaws, rules, regulations, and guidelines; required minutes of proceedings; a record of all applications and proposals and

issued or received contracts and grants; and financial records of the Institute. All items required by this subsection may be inspected by any Board member or the member's agent or attorney for any proper purpose at any reasonable time.

(g) The accounts of the Institute shall be audited annually in accordance with generally accepted auditing standards by independent certified public accountants certified or licensed by a regulatory authority of a State or other political subdivision of the United States on or before December 31, 1970. The audit shall be conducted at the place or places where the accounts of the Institute are normally kept. All books, accounts, financial records, files, and other papers, things and property belonging to or in use by the Institute and necessary to facilitate the audit shall be made available to the person or persons conducting the audit, and full facilities for verifying transactions with the balances or securities held by depositories, fiscal agents, and custodians shall be afforded to such persons or persons.

(h) The Institute shall provide a report of the audit to the President and to each House of Congress no later than six months following the close of the fiscal year for which the audit is made. The report shall set forth the scope of the audit and include such statements, together with the independent auditor's opinion of those statements, as are necessary to present fairly the Institute's assets and liabilities, surplus or deficit, with reasonable detail, including a statement of the Institute's income and expenses during the year, including a schedule of all contracts and grants requiring payments in excess of \$5,000 and any payments of compensation, salaries, or fees at a rate in excess of \$5,000 per year. The report shall be produced in sufficient copies for the public.

(i) The Institute and its directors, officers, employees, and agents shall be subject to the provisions of section 552 of title 5, United States Code (relating to freedom of information).

INDEPENDENCE AND LIMITATIONS

Sec. 1709. (a) Nothing in this title may be construed as limiting the authority of the Office of Management and Budget to review and submit comments on the Institute's budget request at the time it is transmitted to the Congress.

(b) No political test or political qualification may be used in selecting, appointing, promoting, or taking any other personnel action with respect to any officer, employee, agent, or recipient of Institute funds or services or in selecting or monitoring any grantee, contractor, person, or entity receiving financial assistance under this title.

FUNDING

Sec. 1710. (a) For the purpose of carrying out this title [except for paragraph (9) of section 1705 (b)], there are authorized to be appropriated \$6,000,000 for fiscal year 1985 and \$10,000,000 for the fiscal year 1986. Monies appropriated for the fiscal year 1985 shall remain available to the Institute through the fiscal year 1986.

(b) The Board of Directors may transfer to the legal entity authorized to be established under section 1704(c) any funds not obligated or expended from appropriations to the Institute for a fiscal year, and such funds shall remain available for obligation or expenditure for the purposes of such legal entity without regard to fiscal year limitations. Any use by such legal entity of appropriated funds shall be reported to each House of Congress and to the President of the United States.

(c) Any authority provided by this title to enter into contracts shall be effective for a fiscal year only to such extent or in such amounts as are provided in appropriation Acts.

DISSOLUTION OR LIQUIDATION

Sec. 1711. Upon dissolution or final liquidation of the Institute or of any legal entity created pursuant to this title, all income and assets of the Institute or other legal entity shall revert to the United States Treasury.

REPORTING REQUIREMENT AND REQUIREMENT TO HOLD HEARINGS

Sec. 1712. Beginning two years after the date of enactment of this title, and at intervals of two years thereafter, the Chairman of the Board shall prepare and transmit to the Congress and the President a report detailing the progress the Institute has made in carrying out the purposes of this title during the preceding two-year period. The President shall prepare and transmit to the Congress within a reasonable time after the receipt of such report the written comments and recommendations of the appropriate agencies of the United States with respect to the contents of such report and their recommendations with respect to any legislation which may be required concerning the Institute. After receipt of such report by the Congress, the Committee on Foreign Affairs and the Committee on Education and Labor of the House of Representatives and the Committee on Foreign Relations and the Committee on Labor and Human Resources of the Senate shall hold hearings to review the findings and recommendations of such report and the written comments received from the President.

UNITED STATES INSTITUTE OF PEACE
Proposed Headquarters
Environmental Assessment

Appendix B: Land Transfer Agreement Letter



DEPARTMENT OF THE NAVY
OFFICE OF THE SECRETARY
1000 NAVY PENTAGON
WASHINGTON, D.C. 20350-1000

21 November 1996

Dr. Richard H. Solomon
President
United States Institute of Peace
1550 M Street, N.W., 7th Floor
Washington, DC 20005

OPTIONAL FORM 99 (7-90)

FAX TRANSMITTAL

of pages 3

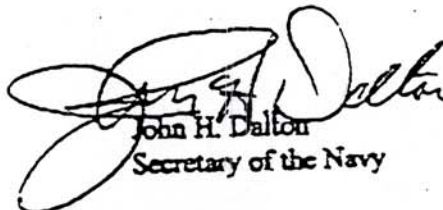
To: JOE SHUE	From: Linda ERTUMEN
Dept./Agency: GSA	Phone: (202) 685-3067
Fax: (202) 401-7077	Fax: (202) 685-3350
NSN 7540-01-317-7368	5099-101 GENERAL SERVICES ADMINISTRATION

Dear Dr. Solomon:

As authorized by Section 2831 of the National Defense Authorization Act for Fiscal Year 1997, and subject to the prerequisites set out below, I hereby transfer to the United States Institute of Peace ("Institute"), without consideration other than reimbursement as provided below, administrative jurisdiction over a parcel of real property ("property"), including any improvements thereon, consisting of approximately three (3) acres at the northwest corner of 23d Street and Constitution Avenue, N.W., District of Columbia, the site of the Potomac Annex. This transfer will be recorded by deleting this property from the appropriate Department of the Navy Class I plant account and placing it on the Institute's plant account. The statutory prerequisites to completing the transfer of the property are:

1. An agreement by the Institute to provide permanent indoor parking space to the Navy in the headquarters building when constructed, and interim parking space in the vicinity during construction of the headquarters building, equal to the number available to the Navy as of the date of the transfer;
2. Certification by the President of the Institute to the Secretary of the Navy that the Institute has obtained all permits, approvals, and site plan reviews required by law for the commencement of construction on the property of a headquarters for the operations of the Institute, which shall include compliance with the requirements of all applicable Federal statutes, such as the National Environmental Policy Act (42 U.S.C. 4321 *et seq.*);
3. Certification by the Assistant Secretary of the Navy (Installations and Environment) that the Institute has reimbursed the Department of the Navy of all costs incurred by the Department of the Navy in carrying out the transfer of this property; and
4. Submission to the Department of the Navy (as represented by the Assistant Secretary of the Navy (Installations and Environment) of the exact acreage and legal description of the property as determined by a survey which is satisfactory to the Secretary of the Navy, the cost of which shall have been borne by the Institute.

When the prerequisites listed above have been satisfied, the transfer of administrative jurisdiction of the property will be complete.


John H. Dalton
Secretary of the Navy

Agreed and accepted:

Richard H. Solomon
President
United States Institute of Peace

UNITED STATES INSTITUTE OF PEACE
Proposed Headquarters
Environmental Assessment

Appendix C: EA Scoping/Section 106 Documentation



**Public Scoping Meeting for National Environmental Policy Act and National Historic
Preservation Act Requirements concerning:**

**UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS,
WASHINGTON, DC**

SCOPING MEETING NOTIFICATION LIST

Advisory Council on Historic Preservation

Old Post Office Building
1100 Pennsylvania Avenue, NW
Suite 809
Washington, D.C. 20004
Office (202) 606-8503
Fax (202) 606-8672
John M. Fowler, jfowler@achp.gov

Advisory Neighborhood Commission 2A05

2440 Virginia Avenue, NW, #D206
Washington, DC 20037
Home (202) 331-0191
Fax (202) 331-0947
Dorothy Miller

American Pharmaceutical Association

2215 Constitution Avenue, NW
Washington, DC 20037-2985
Ms. Ann Somerset, asomerset@comcast.net
Director

Baker, Christopher K., pt@aphanet.org
e-Marketing & Communications
GvtAff@aphanet.org

Architect of the Capitol

Planning and Programming Division
Ford House Office Building
3rd and D Streets, SW
Washington, DC 205151
Beverly Wood



Committee of 100

Barbara Zartmann

1317 G Street, NW
Washington, DC 20005-3165
Ms. Ann Hargrove
Chairman

1220 N. Vernon Street
Arlington, Virginia 22201 (home)
Office (202) 452-1921
Fax (703) 558-0150
Don Hawkins, donhawkins@comcast.net
info@committeeof100.net

Commission of Fine Arts

National Building Museum
441 F Street, NW, Suite 312
Washington DC 20001
Thomas Luebke, staff@cfa.gov
commissioners@cfa.gov

DC Department of Transportation

2000 14th Street, NW
6th Floor
Washington, DC 20001
Dan Tangherlini, dan.tangherlini@dc.gov

DC Historic Preservation Office

801 North Capital Street, NE, Suite 3000
Washington, DC 20002
Office (202) 442-8841
Fax (202) 535 2497
David Maloney, david.maloney@dc.gov

DC Office of Planning

801 North Capitol Street, NE, Room 400
Washington, DC 20002
Ellen McCarthy, Ellen.McCarthy@dc.gov
Interim Director



DC Preservation League

1815 Pennsylvania Avenue, NW, Suite 200
Washington, D.C. 20006
Office (202) 955-5616
Fax (202) 955-5456
Rebecca Miller
info@dcpreservation.org

Federal Reserve

20th and C Street, NW
Washington, DC 20551
Ben Hardaway, ben.c.hardaway@frb.gov
Public Affairs Office

John F. Kennedy Center for the Performing Arts

PO Box 101510
Arlington, VA 22210
Claudette Donlon, cdonlon@kennedy-center.org
Executive Vice President

National Academy of Sciences

500 5th Street, NW
Washington, DC 20001
Ralph J. Cicerone, rcicerone@nas.edu
President

Kenneth R. Fulton, kfulton@nas.edu
Executive Director

Mr. Joseph Papa, Director
Office of Administration
jpapa@nas.edu

National Coalition to Save Our Mall

9507 Overlea Drive
Rockville, MD 20850
Office (301) 340-3938
Fax (301) 340-3947
Judy Scott Feldman, jfeldman@savethemall.org
Chairman



National Trust for Historic Preservation

1785 Massachusetts Avenue, NW

Washington, DC 20036

Office (202) 588-6026

Fax (202) 588-6272

Elizabeth Merritt, betsy_merritt@nthp.org

United States Department of the Interior

National Park Service

National Capital Region

Mr. John Parsons, john_parsons@nps.gov

Ms. Sally Blumenthal, sally_blumenthal@nps.gov

Mr. Glenn DeMarr, Glenn_DeMarr@nps.gov

United States Department of the Navy

Head, Navy Cultural Resources Office,

Commander Naval Facilities Engineering Command

Dr. Jay Thomas, fpo@navy.mil

Deputy Federal Preservation Officer

Gail Littlefield, patricia.littlefield@navy.mil

Preservation Planner, NAVFAC HQ

United States Department of State

Office of Real Property

Office of Operations

U.S. Department of State

2201 C Street NW

Washington, DC 20520

Mr. James Slager

Federal Preservation Officer

(202)736-7170



**NATIONAL ENVIRONMENTAL POLICY ACT and NATIONAL HISTORIC PRESERVATION ACT
PUBLIC SCOPING MEETING**

**UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS,
WASHINGTON, DC**

Proposed Action

The United States Institute of Peace (USIP), in cooperation with the National Capital Planning Commission (NCPC), proposes to establish and maintain a new permanent Institute of Peace Headquarters in Washington, DC. The new facility will be developed on a site authorized by Congress, located at the intersection of Constitution Avenue and 23rd Street, near the northwest corner of the National Mall.

The selected site for the new headquarters comprises approximately three acres of land, bordered by the Navy's Potomac Annex to the north and three main roadways, Constitution Avenue, 23rd Street, and the on-ramp to Interstate 66. The location of the chosen site, on visual axis with the Arlington Memorial Bridge, provides an opportunity to develop a new urban gateway to the District in a space that is currently underutilized. The site faces the Lincoln Memorial and is adjacent to the Vietnam Veterans Memorial.





Project Background

The Institute was established through the United States Institute of Peace Act of 1984 to serve as an independent, nonpartisan national organization to promote the prevention and peaceful resolution of international conflicts through direct involvement in peacemaking efforts and by empowering others with knowledge, skills, and resources. The Institute meets its broad Congressional mandate through an array of programs, including research grants, fellowships, professional training, education programs from high school through graduate school, conferences and workshops, library services, and publications.

In 1992, Congress authorized the Institute, a Federal entity, to raise private funds to finance the construction of a permanent headquarters. Public Law 104-201 Subtitle C Section 2831, dated September 23, 1996, authorizes the Potomac Annex land transfer from the Navy. The proposed USIP headquarters would serve the American people, the federal government, and the international community as a national center for research, education, training, and policy and program development on issues of international conflict prevention, management, and resolution.

The proposed headquarters would allow the Institute to educate the public through a series of interactive components and programs in a new modernized facility. The proposed headquarters would contain program, administrative, and research offices, a research library and archives, a state-of-the-art conference center with classrooms and professional training rooms, and an interactive education center that is open to the public and dedicated to the theme of peacemaking.



Building Concept

The new headquarters is being designed by Moshe Safdie and Associates. The design is intended to establish the headquarters as a symbolic structure on the capital's skyline representing the striving for peace. The building's roofs form a series of wing-like elements, constructed of steel frame and white translucent glass. The design concept for the building was approved by the Commission of Fine Arts in November 2002.





National Environmental Policy Act and National Historic Preservation Act

The National Capital Planning Commission and the United States Institute of Peace are preparing this Environmental Assessment in compliance with the National Environmental Policy Act (NEPA) of 1969, as amended, and the Council on Environmental Quality (CEQ) regulations implementing NEPA, [40 Code of Federal Regulations (CFR) 1500-1508], and consistent with the requirements of the National Historic Preservation Act (NHPA) of 1966, as amended.

The EA will describe and document the proposed USIP headquarters, determine its potential impacts on the natural and man-made environment, and recommend mitigation measures related to its implementation. The EA will incorporate the historic review process by considering the effect of the proposed headquarters on historic properties and seeking to accommodate historic preservation concerns through historic resource review and consultation. The EA will also evaluate a No Action Alternative, as required by CEQ.

The resource disciplines that will be analyzed in the Environmental Assessment include:

- Land Use/Socio-Economics
- Cultural Resources
- Physical/Biological Resources
- Transportation Systems
- Utilities/Infrastructure

This scoping meeting is being held to formally begin the process of environmental review in accordance with the National Environmental Policy Act (NEPA); to initiate the public consultation process for compliance with the National Historic Preservation Act; and to provide an opportunity for interested members of the public, agencies, and interest groups to learn about the project, ask questions, provide comments, and identify concerns they feel should be addressed during the environmental assessment and Section 106 consultation processes. The EA document will respond to and address issues raised during the scoping and consultation processes. The completed EA is expected to be released for public review this winter. After a 30-day comment period, the EA will be finalized and submitted as part of the project approval process in the spring.

Public Comment

Comments and/or questions related to information available at this meeting may be submitted at the meeting or sent directly to Mr. Eugene Keller, or Ms. Nancy Witherell, National Capital Planning Commission, 401 9th Street, North Lobby, Suite 500, Washington, DC, 20004, fax (202) 482-7272, e-mail, gene.keller@ncpc.gov or nancy.witherell@ncpc.gov at any time no later than twenty days after the meeting. The project record is open during the length of the environmental assessment and Section 106 consultation processes. We encourage interested parties to continue to submit comments throughout the assessment and consultation processes.



PUBLIC SCOPING MEETING AGENDA

At the Offices of the National Capital Planning Commission
401 9th Street, NW, North Lobby, Suite 500
Washington, DC 20004
Wednesday, November 16, 2005
5:00 PM to 7:00 PM

UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS, WASHINGTON, DC

- 5:00 Open House
- 5:30 Introductions
- 5:35 Project Summary
 - Description of project purpose (Charles Nelson)
 - Description of project site plan and design concept (Isaac Franco)
- 5:45 Process Overview
 - Background on the EA process and schedule (Gene Keller and Alan Harwood)
 - Background on the Section 106 process and schedule (Nancy Witherell and Stephanie Dyer-Carroll)
- 6:00 Public Feedback
 - Facilitated discussion of issues by topic (public)
 - Open discussion of additional issues (public)
- 6:45 Next Steps
 - Summary of key points (NCPC and EDAW)
 - Reminder of key schedule milestones (NCPC and EDAW)



SECTION 106 CONSULTATION MEETING concerning:

UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS,

WASHINGTON, DC

At the Offices of the National Capital Planning Commission

401 9th Street, NW, North Lobby, Suite 500

Washington, DC 20004

Wednesday, December 14, 2005

4:00 PM to 5:30 PM

The United States Institute of Peace proposes to establish a new headquarters in Washington, DC. The selected site is located near the northwest corner of the National Mall, and is bordered by the Navy's Potomac Annex to the north and three main roadways, Constitution Avenue, 23rd Street, and the on-ramp to Interstate 66. The location of the chosen site would place the headquarters at the end of Constitution Avenue, providing an opportunity to develop a new urban gateway to the District in a space that is currently underutilized. The site faces the Lincoln Memorial and is adjacent to the Vietnam Veterans Memorial.

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of a proposed project on properties listed in, or eligible for listing in, the National Register of Historic Places. The Section 106 process involves the identification of historic properties, an assessment of adverse effects, and the resolution of adverse effects through mutually agreed upon mitigation measures. The United States Institute of Peace (USIP) serves as the lead agency for the Section 106 Consultation. This meeting is being held at the offices of the National Capital Planning Commission. The goals of this meeting include: identifying historic properties in the vicinity of the project site, determining the Area of Potential Effect (APE) for the project, identifying consulting parties, and determining if the proposed undertaking will adversely affect the identified historic properties. Historic properties in the vicinity of the project site include the Lincoln Memorial, the Naval Observatory, Northwest Quadrangle, and West Potomac Park.

The Section 106 process is being undertaken concurrent with the environmental review process mandated by the National Environmental Policy Act (NEPA). NCPC hosted an initial public scoping/Section 106 initiation meeting on November 16, 2005 to provide an opportunity for interested members of the public, agencies, and interest groups to learn about the project, ask questions, provide comments, and identify concerns they feel should be addressed during the review process.

Please RSVP to Ms. Jeanette Studley at (703)836-1414, email at studleyj@edaw.com. If you require additional information or special assistance to attend and participate in this meeting, please call Ms. Nancy Witherell at the National Capital Planning Commission at (202)482-7200, email nancy.witherell@ncpc.gov.



SECTION 106 CONSULTATION MEETING AGENDA

At the Offices of the National Capital Planning Commission
401 9th Street, NW, North Lobby, Suite 500
Washington, DC 20004
Wednesday, December 14, 2005
4:00 PM to 5:30 PM

**UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS,
WASHINGTON, DC**

AGENDA

- Introductions
- Section 106 Process Overview
- Project Summary and Design Presentation
- Determination of Area of Potential Effects (APE)
- Identification of Historic Properties Near Project Site
- Discussion of Potential Effects
- Next Steps



SECTION 106 CONSULTATION MEETING

At the Offices of the National Capital Planning Commission
401 9th Street, NW, North Lobby, Suite 500
Washington, DC 20004
Tuesday March 7, 2006
4:00 PM to 5:30 PM

UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS, WASHINGTON, DC

This meeting is the second Section 106 consultation meeting for the proposed headquarters for the United States Institute of Peace. The meeting will focus on the visual context of the proposed project, using a comparison of the proposed project to existing buildings including massing, setbacks, and elevations; visual simulations from selected vantage points; and potential illumination levels. It is the goal of this meeting to discuss identified effects and develop mitigation measures as appropriate.

The Section 106 process is being undertaken concurrent with the environmental review process mandated by the National Environmental Policy Act (NEPA). NCPC hosted an initial public scoping/Section 106 initiation meeting on November 16, 2005 to provide an opportunity for interested members of the public, agencies, and interest groups to learn about the project, ask questions, provide comments, and identify concerns they feel should be addressed during the review process. A formal Section 106 consultation and initiation meeting was held on December 14, 2005. During this meeting historic properties in the vicinity of the project site were identified, an Area of Potential Effect (APE) for the project was determined, and consulting parties were identified.

Please RSVP to Ms. Jeanette Studley at (703)836-1414, email at studleyj@edaw.com. If you require additional information or special assistance to attend and participate in this meeting, please call Ms. Nancy Witherell at the National Capital Planning Commission at (202)482-7200, email nancy.witherell@ncpc.gov.



SECTION 106 CONSULTATION MEETING AGENDA

At the Offices of the National Capital Planning Commission
401 9th Street, NW, North Lobby, Suite 500
Washington, DC 20004
Tuesday March 7, 2006
4:00 to 5:30 PM

**UNITED STATES INSTITUTE OF PEACE NEW HEADQUARTERS,
WASHINGTON, DC**

AGENDA

- Introductions
- Status of Project
 - Section 106 Consultation
- Area of Potential Effects (APE)
 - Review of APE Boundary
- Review of Plans to Date
 - Brief Background on Design
 - Buildings Relationships and Context (sections and illumination)
- Review of Visual Simulations
- Next Steps
 - Landscaping
 - Other

UNITED STATES INSTITUTE OF PEACE
Proposed Headquarters
Environmental Assessment

Appendix D: EA Notification List

APPENDIX D: NOTIFICATION LIST

Advisory Council on Historic Preservation

Old Post Office Building
1100 Pennsylvania Avenue, NW
Suite 809

Washington, D.C. 20004

John M. Fowler, jfowler@achp.gov

Advisory Neighborhood Commission 2A05

2440 Virginia Avenue, NW, #D206

Washington, DC 20037

Dorothy Miller

American Pharmacists Association

2215 Constitution Avenue, NW

Washington, DC 20037-2985

Baker, Christopher K., pt@aphanet.org

e-Marketing & Communications

GvtAff@aphanet.org

Architect of the Capitol

Planning and Programming Division

Ford House Office Building

3rd and D Streets, SW

Washington, DC 205151

Beverly Wood

Committee of 100

1317 G Street, NW

Washington, DC 20005-3165

Ms. Ann Hargrove

Chairman

1220 N. Vernon Street

Arlington, Virginia 22201

Don Hawkins, donhawkins@comcast.net

info@committeeof100.net

Commission of Fine Arts

National Building Museum

441 F Street, NW, Suite 312

Washington DC 20001

Thomas Luebke, staff@cfa.gov

commissioners@cfa.gov

DC Department of Transportation

2000 14th Street, NW

6th Floor

Washington, DC 20009

Ken Laden

*Associate Director for Transportation Policy and
Planning*

DC Historic Preservation Office

801 North Capital Street, NE, Suite 3000

Washington, DC 20002

David Maloney, david.maloney@dc.gov

DC Preservation League

1815 Pennsylvania Avenue, NW, Suite 200
Washington, D.C. 20006
Rebecca Miller
info@dcpreservation.org

Federal Reserve

20th and C Street, NW
Washington, DC 20551
Ben Hardaway, ben.c.hardaway@frb.gov
Public Affairs Office

John F. Kennedy Center for the Performing Arts

PO Box 101510
Arlington, VA 22210
Claudette Donlon, cdonlon@kennedy-center.org
Executive Vice President

National Academy of Sciences

500 5th Street, NW
Washington, DC 20001
Ralph J. Cicerone, rcicerone@nas.edu
President
Kenneth R. Fulton, kfulton@nas.edu
Executive Director
Mr. Joseph Papa, Director
Office of Administration
jpapa@nas.edu

National Capital Planning Commission

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
Patricia Gallagher
Executive Director

Gene Keller
Environmental Review Officer

Nancy Witherell
Historic Preservation Officer

National Coalition to Save Our Mall

9507 Overlea Drive
Rockville, MD 20850
Judy Scott Feldman, jfeldman@savethemall.org
Chairman

National Trust for Historic Preservation

1785 Massachusetts Avenue, NW
Washington, DC 20036
Elizabeth Merritt, betsy_merritt@nthp.org

United States Department of the Interior

National Park Service

National Capital Region
Mr. John Parsons, john_parsons@nps.gov
Ms. Sally Blumenthal, sally_blumenthal@nps.gov
Mr. Glenn DeMarr, Glenn_DeMarr@nps.gov

United States Department of the Navy

Head, Navy Cultural Resources Office,
Commander Naval Facilities Engineering Command

Dr. Jay Thomas, fpo@navy.mil

Deputy Federal Preservation Officer

Gail Littlefield, patricia.littlefield@navy.mil

Preservation Planner, NAVFAC HQ

United States Department of State

Office of Real Property

Office of Operations

U.S. Department of State

2201 C Street NW

Washington, DC 20520

Mr. James Slager

Federal Preservation Officer

United States Institute of Peace

1200 17th Street NW

Washington, DC 20036

Richard Solomon

President

Charles Nelson

Vice President

**Washington Metropolitan Area Transit Authority
(WMATA)**

600 5th Street, N.W.

Washington, D.C. 20001

Dan Tangherlini

Interim General Manager

UNITED STATES INSTITUTE OF PEACE
Proposed Headquarters
Environmental Assessment

Appendix E: List of Preparers

APPENDIX E: List of Preparers

EDAW, Inc.

Alan Harwood, Principal Planner

MURP, Urban Planning & Real Estate Development, George Washington University, 1991.

B.S., Geography, University of South Carolina, 1983.

Jeanette Studley, Project Manager/Environmental Planner

MURP, Virginia Tech, 2005

B.S., Integrated Science and Technology (Energy and Environment), James Madison University, 2001

Stephanie Dyer-Carroll, Historic Resource Specialist

M.A., Architectural History, University of Virginia, 1994

B.A., Art History, Georgetown University, 1989

Quentin Stubbs, Environmental Planner

M.P.A., Environmental Science and Policy, Columbia University, 2004

B.B.A., International Business, Mercer University, 2001

Krishna Raichura, GIS Specialist

B.S., Geographic Information Science and Computer Cartography, University of Maryland, College Park, 2000

UNITED STATES INSTITUTE OF PEACE
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Environmental Assessment

Appendix F: References

APPENDIX F: References

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